

Matthew Lepke - Rezoning on Green Meadows

From: "Maureen Dickmann" <rbcc@mchsi.com>
To: <MJLEPKE@GoColumbiaMO.com>
Date: 4/3/2012 4:40 PM
Subject: Rezoning on Green Meadows
CC: <nic@thepinballcompany.com>

Dear Matt

I am writing in support of Nic and Brooke Parks' application for rezoning the parcel of land that Rock Bridge Christian Church has had for sale for the past two years. During that time, the church has been careful to screen potential buyers for suitability as neighbors, both for the church and in the neighborhood. There were absolutely no inquiries about buying the land to build a single family dwelling, no doubt due to the busyness of Green Meadows Road and the lack of *any* single family dwellings along that stretch of road. We thought Nic and Brooke Parks represented the best option as buyers because of their sensitivity to neighborhood concerns and the nature of their business being mostly internet-based, thus reducing the amount of traffic involved.

At their own initiative and very early in their design process, they hosted two meetings to listen to concerns from neighbors. I personally witnessed their patience as they sought to accommodate a wide variety of suggestions. The plans they propose minimize disruption to the neighborhood. The building design blends well with the other structures nearby. I believe they have done everything they can to respond to the many concerns voiced by neighborhood associations.

In the nearly twenty-five years that I have served as pastor of Rock Bridge Christian Church, these associations have strenuously and vociferously opposed *every* proposed change to the area. I am not surprised they are on the warpath again but they are not the only ones concerned about the good of our community. I sincerely hope that reasonable minds can find a way forward.

Sincerely,
Rev. Maureen Dickmann
Pastor
Rock Bridge Christian Church
301 W. Green Meadows Rd.
Columbia, MO 65203
(573) 442 4677

Matthew Lepke - Rezoning Request - Letter for April 5 Meeting

From: Kathy Brown <kathybrown0112@msn.com>
To: <mjlepke@gocolumbiamo.com>
Date: 4/3/2012 2:41 PM
Subject: Rezoning Request - Letter for April 5 Meeting
CC: <jay@acivilgroup.com>, <nic@thepinballcompany.com>
Attachments: Planning and Zoning - Parks.docx

Mr. Lepke,

The attached letter is for Thursday evening's meeting of the Planning and Zoning Committee. I have another commitment that night and am unable to attend the meeting, but I wanted to express my support of the rezoning request submitted by Brooke and Nic Parks. Thank you.

Kathy Brown
1107 Lakeshore Drive
Columbia MO 65203
573-449-5303

April 3, 2012

Matt Lepke
Columbia Planning and Zoning Committee

I am writing on behalf of Nic and Brooke Parks' request for C-P rezoning of a piece of land between Green Meadows Road and Green Meadows Circle.

I am a long-time member (and current finance committee chairperson) of Rock Bridge Christian Church, which owns the property in question. Mr. and Mrs. Parks have contracted to buy that portion of our property. Although the congregation itself is very supportive of their purchase of the land and their rezoning proposal, I am writing this letter as an individual.

I met Mr. and Mrs. Parks when they came to look at and discuss purchasing the property. I was very impressed with their professionalism, enthusiasm, and their plans for the property. They were very organized and had obviously spent a lot of time thinking about and planning the type of building they would build and how they would use the property. They made it clear that they wanted to erect a building that would fit into and be an asset in the neighborhood, and they also expressed an intent to provide what I considered to be "over-and-above" landscaping. Another thing that appealed to me is that their business is primarily internet-based, so although there will be deliveries to their building, there will not be a significant increase in either foot or vehicle traffic from people "shopping" at their store.

I also observed Mr. and Mrs. Parks' efforts to gain the support of neighborhood home owners, and feel that they have worked hard to listen and respond to their objections and to make compromises in their plans based on feedback they received. I really feel that they are sincere in wanting to be a good neighbor to our church and to all neighborhood property owners.

I honestly don't see much potential for the land in its present R1 zoning, and feel that the R1 zoning is no longer appropriate. During the entire time period the property was for sale, our congregation was not approached by anyone who wanted it for a single family home. Its location at the apex of the "island" of land bordered by a very busy Green Meadows Road and within a block of other commercial property is certainly not ideal for single family homes. I realize there are other types of uses for land zoned R1, but the size of the property is also a limiting factor. On the other hand, since our church is the nearest neighbor, I certainly want to maintain restrictions on its use - this is why I feel the C-P zoning is appropriate.

Mr. and Mrs. Parks selected this piece of property because they feel it meets their needs. I feel that since our church definitely intends to sell that piece of property, Nic and Brooke Parks' planned internet-based business and high-end game/pinball showroom plus space for one other small office/business is the best possible scenario for the land.

I strongly support Nic and Brooke Parks' rezoning request.

Sincerely,

M. Kathleen Brown
1107 Lakeshore Drive, Columbia, MO 65203
kathybrown0112@msn.com, 573-449-5303

From: Ken Zindle <kez9431@me.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...
CC: Kleecamp Steve and Traci <twilsonklee@earthlink.net>, Zindle Betsy <eaz3...
Date: 4/3/2012 11:44 AM
Subject: Rezoning Case #12-18

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28 for rezoning. We moved to Columbia a year ago as our choice for retirement. We have family locally, and they have resided here for over 40 years, and have been tremendously pleased by the city and the area.

We were seriously chagrined to discover the plans and request for rezoning regarding the property at GreenMeadows Circle by the church. We realize that the request is based on the relatively lower cost for this type of property for commercial use than for regular commercial property, which seems to be readily available in this area. But that's what the zoning laws are for in the first place, to prevent such incursions into residential neighborhoods. The proposed building, its use, changes necessary to the streets etc to accommodate deliveries seems to be a fairly severe proposal for this type of quiet residential neighborhood. It seems that the possible precedent that it would set could at some future date endanger the character of this community further, with further requests in the immediate area for rezoning.

We join others from this neighborhood in asking that the request be denied.

Sincerely,
The Rev. Kenneth E. and Elizabeth A. Zindle

From: Amy Christianson <wislj@socket.net>
To: <planning@gocolumbiamo.com>
Date: 4/3/2012 7:02 AM
Subject: Rezoning Request 12-28

Dear Mr. Teddy,

We urge you and other members of the Planning Department to respect the wishes of residents of the Green Meadows area and deny the rezoning application of the Pinball Company to place a retail business in our neighborhood. Thank you.

John and Amy Christianson
3301 Crawford Street
Columbia, MO 65203

Matthew Lepke - Pinball e-mail scans--one of several files

From: Matthew Lepke
To: Denise Clark
Date: 4/2/2012 4:08 PM
Subject: Pinball e-mail scans--one of several files
Attachments: 20120402131304215.pdf

Denise-

The following several messages contain e-mails I've scanned regarding The Pinball Company's rezoning request. Thank you for assembling them into a unified document. I will scan more as we receive them.

Thank you,

-----|--

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

>>> <planningcopier@gocolumbiamo.com> 4/2/2012 12:13 PM >>>
This E-mail was sent from "RNPDD882C" (Aficio MP 4000).

Scan Date: 04.02.2012 13:13:04 (-0400)
Queries to: planningcopier@gocolumbiamo.com

April 1, 2012

To: Planning and Zoning Commission

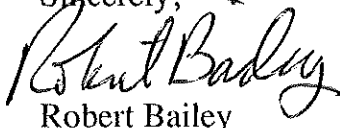
Re: Case #12.28, The Pinball Company to be heard April 5, 2012

As residents in the Green Meadows Sub-division we are at a loss to understand the zoning philosophy that would allow a business with a showroom, a warehouse and large truck traffic to be built along Green Meadows St. to the west of Providence Blvd on land surrounded by homes and a Church. New commercial property on Green Meadow St. should be to the east of Providence Blvd.

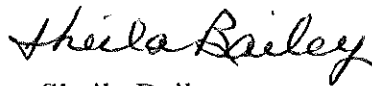
In the past few years traffic has increased dramatically on this two lane street after linking the road with Grindstone Parkway. No more congestion should be added to the street with-in the residential portion by allowing a showroom and trucks making deliveries and pick-ups.

Please vote to deny the requested zoning change.

Sincerely,



Robert Bailey



Sheila Bailey

2805 Greenbriar Drive, Columbia, MO 65203

March 14, 2012

City of Columbia Planning Department
701 E. Broadway
Columbia, MO

Dear Planning & Zoning Commission:

I am writing in opposition to the proposed rezoning of the land adjacent to Rockbridge Christian Church from R1-C.P

My opposition is based on the following:

The proposed rezoning is not appropriate use of this land.


This land is surrounded by residential properties. The closest commercial business or office is located at the intersection of Green Meadows and Providence-approx 3 blocks away. Introducing commercial businesses or offices in this location would set precedence for future rezoning and create a drastic change in the environment of the neighborhood. Presently, this is a stable neighborhood of single-family homes and it should remain so. Many other locations are available in the city that would meet the needs of this business and would not require rezoning. This land was most likely cheaper to purchase because it is zoned R1. The city planners should be promoting the stabilization of neighborhoods not the promotion of business in an established neighborhood.

There is no established legal definition for an "internet retail sales or business" and this business is not limited to internet sales.

Before a business could be identified as "Internet Retail Sales", there should be a legal definition. There is no such city ordinance with this legal description. Furthermore, common sense, would define an internet business as one that only does internet sales. The business proposed for this site sells on the internet but also has customers that come to the location. In addition, deliveries are made by a tractor-trailer size moving van 2-3 times per week. These deliveries would require driveways off of Green Meadows Road and a use of residential streets.

Please do not approve this rezoning request and help us preserve our neighborhood and protect our property values.

Sincerely



Patrick & Glenda Kelly

500 Overland Ct.

Columbia, MO 65203

Matthew Lepke - Re: Commission

From: Matthew Lepke
To: Jay Gebhardt
Date: 4/2/2012 2:33 PM
Subject: Re: Commission

Please see below:

Doug Wheeler - Chair - 876-2895 or 881-2858
1515 Tidewater

Columbia, MO 65202

Ray Puri - V-Chair - 814-5464

3508 Cross Timber Court

Columbia, MO 65203

Matthew VanderTuig - Secretary - 356-7625

2013 Valley View Road

Columbia, MO 65201

Steve Reichlin - 442-4880

4208 Fall River Drive

Columbia, MO 65203

Jeff Barrow - 356-7433

1007 Coats Street

Columbia, Mo 65201

Rusty Strodman - 864-5002

4009 Quinton Court

Columbia, MO 65202

Andy Lee 449-6442 or 999-6442

4802 New Castle Drive

Columbia, MO 65203

Ann Peters 474-5759 or 415-602-2896

3808 Berrywood Drive

Columbia, MO 65201

Bill Tillotson 443-4066

720 South Rustic Road

Columbia, MO 65201

>>> Jay Gebhardt <jay@acivilgroup.com> 4/2/2012 12:33 PM >>>

Matt

Do you have the emails or phone numbers for all of the Planning and Zoning Commissioners? I am trying to speak to all of the but don't have all of their contact information.

Thanks

jay

From: Timothy Teddy
To: Lepke, Matthew; Wilson-Kleekamp, Traci
CC: Mayor, City of Columbia
Date: 4/2/2012 9:19 AM
Subject: Re: Fw: Rezoning Request Case No. 12-28 [3 Attachments]

Traci,

We'll copy everything for the commission and copies of all correspondence will be provided to the Council when the commission takes action. We don't want to omit anything.

Just to be clear about the recommendation: We are not recommending approval of the C-P zoning nor are we recommending that the Pinball Company business be allowed to be zoned office. The use is retail and the proposed building design includes a retail space component (showroom floor, overhead door, loading zone, etc.).

Please feel free to contact me to discuss.

Sincerely,

Tim

Timothy Teddy
Director, Community Development
City of Columbia
701 E. Broadway
Box 6015
Columbia, MO 65205

573-874-7318 (direct)
573-874-7239 (Community Development)
573-874-7546 (fax)

ttteddy@GoColumbiaMO.com

>>> "Traci Wilson-Kleekamp" <twilsonklee@earthlink.net> 4/1/2012 6:12 PM >>>
Mr. Teddy!

I just checked the agenda for this week's P&Z meeting and I noticed that neither my letter (below and attached) nor Roy Dudark's letter are included in the information packet. I presumed they should have been a part of the packet?

Would you please make sure my letter and Mr. Dudark's letters are sent to all P&Z members. I noticed that letters from other neighbors were also not included. I've advised them to take their letters to the City Clerk and have them date stamped and forwarded accordingly.

I also noted that the correspondence sent to Nancy Welty (the neighborhood representative) advising that there currently exists no internet retail designation for zoning purposes -- is also not in the packet. Since the Planning Dept is recommending C-P O-1 use allowing internet retail sales -- we believe this still circumvents the current zoning laws and public process.

All the best!

Traci Wilson-Kleekamp

President
Greenbriar Trailridge Neighborhood Association

----- Original Message -----

From: Traci Wilson-Kleekamp

To: ColumbiaCitizens@yahoo.com

Cc: planning@gocolumbiamo.com ; Mayor@GoColumbiaMO.com ; ward5@GoColumbiaMo.com

Sent: Thursday, March 22, 2012 7:52 AM

Subject: Rezoning Request Case No. 12-28 [3 Attachments]

Regarding the Rezoning Case 12-28 -- tabled for tonight's P&Z Meeting.

This week (neighborhood assn members) picked up the documents we requested using the Sunshine Law asking for correspondence between the City (Planning Dept. Dir Tim Teddy & planners), the applicant (Nic & Brooke Parks) their realtor (Brent Gardner) and the Civil Group (Jay Gebhardt et. al).

1) Beginning on March 5 -- the documents show a Civil Group employee (Brent Brown -- who uses the email address bbrownfantasy@gmail.com) has been on our Protect Green Meadows listserv; and has been forwarding some of our correspondence to the Civil Group at teamacg@acivilgroup.com. On 3/15 @ 7:54 am Jay Gebhardt forwarded our listserv correspondence to Tim Teddy & Pat Zenner in the Planning Dept -- along with Randy and David Coil. On the same day at 8:28 AM-- Mr. Teddy copied Nic Parks, Brent Gardner, Randy Coil and David Coil our Protect Green Meadows listserv correspondence about their revised statement of intent.

Mr. Gebhardt's 3/15/12 email begins: "I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this. I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time. My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request. Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and Council's questions about the request are based on the correct and accurate information. I appreciate you and your staff's patience with the work you do... Thanks Jay" (See attached TimTeddytoAll)

2) It was Teddy's suggestion to promote office (O-1) over CP -- and to insert the language about internet retail sales. What we didn't receive in the 1st round of records last week was Matthew Lepke's response to Tim Teddy's 2/16/12 email (see attached) -- which is: "Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here. Thanks for your feedback; I appreciate it. The smoother we can make this the better; though certainly the neighbors are already on the alert for any zoning change."

(see the attached -- MattsResponse)

Is it appropriate for planning staff and the manager to advocate for zoning designations that currently do not exist as a part of a revised statement of intent - at the 11th hour -- a few days before the hearing? What is the process for engaging a request for new zoning for which there currently is no legal description - and is it appropriate to do so under the auspices of a last minute revised statement of intent?

3) While Teddy's advised his underling to pursue office and a zoning designation that doesn't exist and used a previous scenario -- when challenged by Helen Anthony -- he wrote:

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning. (See attached Director's Comments)

4) The documents include an email exchange between Mr. Dudark and Mr. Teddy -- with Mr. Teddy saying at one point: Roy - Whoops I did misstate that - meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business. Tim

Is it appropriate for Mr. Teddy to frame the conversation or issues to enable the applicant's business? The documents suggest the planning department has been making a concerted effort to aid the applicant. Is it appropriate for the Planning Director to forward emails covertly retrieved from our neighborhood listserv and forward them on to the applicant?

The consensus in our neighborhood - is that the issues raised at the Concept Review and Boone Co. Planning Management were substantive and constructive comments relative to the inappropriateness of locating CP in an R1 neighborhood. In any case, the staff report recommends denial of CP but supports Office. We don't believe CP or Office - with the uses being suggested by the applicant - including the creation of a left turn lane on Green Meadows to accommodate their request are appropriate for the

neighborhood. Public Works asked more questions about the size of the vehicles coming in -- and what would the area look like to accommodate the large deliveries? We have no answers to this aspect either. More importantly, in our opinion the planning dept staff report does not address the negative/adverse impacts related to the proposed office zoning related to traffic, loss of sidewalk, bike lane. etc. The comments appear to be focused on the aesthetics of the building & landscaping - while asserting the best use of the land is office -- using a zoning designation that does not exist - which they initially tried to insert as merely a "text change" to the statement of intent. From our perspective; the applicant should have to submit a new application entirely -- not just table it until April 5.

Traci Wilson-Kleekamp

President

Greenbriar/Trail Ridge Neighborhood Association

From: Timothy Teddy
To: dudark, roy
CC: Lepke, Matthew
Date: 4/2/2012 9:21 AM
Subject: Re: Pinball Rezoning on Green Meadows Road

Roy,

Will do.

Tim

>>> "roy dudark" <dudark@centurytel.net> 4/2/2012 8:00 AM >>>

Tim,

The letter below to the P&Z Commission is updated from my earlier one of March 20. I have mailed a paper copy of this letter to each member but please send them this email copy also. Thanks.

Roy

To: Planning and Zoning Commission

From: Roy Dudark dudark@centurytel.net
Date: Monday, April 2, 2012
Cc: <<mailto:TTTEDDY@gocolumbiamo.com>> TTTEDDY@gocolumbiamo.com
Subject: Pinball Rezoning Request - Case No. 12-28

Dear Commissioners:

I am writing in opposition to application 12-28, a request by Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building for their retail business including a showroom for pinball and other amusement machines and workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices for other businesses in separate space. Reasons for denial, including those expressed in the staff report, are ample and can be summarized as follows:

1. The site is surrounded by single family homes, townhomes, and condominiums under long-standing A-1 and R-1 zoning to the north (since 1971) and more recent PUD zoning to the south. The proposed use is a retail sales business under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.

2. The nearest offices and O-1 zoned property is about 630 feet east and the nearest commercial businesses and C-1 zoned property is about 850 feet east of the site on Green Meadows Road all part of the group of shops, restaurants, medical and professional offices and other businesses west of Providence Road.

3. The business would be receiving and shipping pinball and arcade machines several times a week as well as trash trucks to empty the dumpster adding truck traffic to abutting residentially developed streets. This presents potential traffic circulation issues for driveways connecting to Green Meadows Circle (a narrow asphalt street with side ditches) and Green Meadows Road, a two lane collector street it's entire length from Providence to Forum.

4. The revised C-P plan submitted on March 13 (seven days after publication of the public hearing notice) proposes the widening of Green Meadows Road to build a center turn lane. How will this widening affect the grass safety strip between the curb and sidewalk and the marked bike lane on both sides? In addition, the revised C-P plan submitted on March 27 narrows to 18' the driveway that goes north-south on the west side of the site which is a straight shot open to thru traffic.

5. According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts." This objective is clearly unmet.

6. Several compatible uses exist for this site in lieu of the proposed retail and office uses, such as PUD planned residential for townhomes or condominiums (as is already established on adjacent property), a child care center or pre-school, a group home for people unable to live independently, or a bed and breakfast or some similar type use.

7. Just because the real estate market is currently soft and land prices are lower, the neighborhood should not have to suffer from incompatible uses brought on by a church wishing to sell surplus property long zoned residential to a buyer gambling on getting it up-zoned. Efforts should continue to find an economically feasible use that presents a good fit with surrounding homes.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this

location. Did not their report say that surrounding uses were primarily single family detached and single family attached residential? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Would this not grant a special benefit and economic advantage to the buyer/developer not enjoyed by adjacent property owners? Could not an office development adversely affect the market value of nearby residences? Is this not Spot Zoning based on findings of fact? I believe staff's suggestion of O-P zoning is not a valid planning conclusion based on the evidence but rather it was directly influenced by this comment from the Planning Director to staff on February 16 - "Perhaps an O-P planned office district is better".

The overwhelming wish of the neighborhood is that the Commission will deny any change in zoning. However, if a motion to deny C-P or O-P fails, then before a motion to approve it is passed, I believe the Commission should instead call time out and pass a motion to instruct the Planning Director to re-advertise the request.

This case was filed on February 13 with the following requested use - "Internet retail sales". Notice of the public hearing was published in the Tribune on March 6. Then on March 9, as predicted would happen by Tim Teddy, Planning Director, on February 16 in an email to staff, a revised statement of intent (SOI) was indeed submitted. The revised SOI eliminated the word "Internet" and wholly changed the requested use to - "Retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines". I don't know if this scenario was planned out or simply just happened in the course of events but it changed the nature of the use markedly.

In an exchange of emails (see Attachment), Tim Teddy said this revision was made in accordance with the Planning and Zoning Commission's rules of procedure. I hope this is not the case, but even if correct, it does not supersede Sec. 29- 34 of city zoning regulations, which reads as follows: "The council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission". Less restrictive means uses in a higher category or more intensive and with greater impact on their surroundings than originally requested, advertised for public review and comment, and considered by P&Z at a public hearing - all events which clearly occurred in this case.

Mr. Teddy claims the request is still C-P; but this is a meaningless position to take. The requested land use in the statement of intent is part and parcel to the application and therefore the real issue because that is how the property could be legally developed or sold. Two examples illustrate the fallacy of such thinking: 1) say the initial rezoning request was for O-P with a photography studio or insurance office as the requested use, then 7 days before the public hearing, a revised statement of intent is submitted

changing the use to a Medical Clinic, Small Animal Hospital, or Drive-Thru Bank - all uses permitted in O-1 and thus O-P; or 2) say the initial rezoning request was for C-P with a Beauty Salon or Pet Store as the requested use, then again 7 days before the hearing, the statement of intent is changed to allow a Fast Food Restaurant, Plumbing and Heating Business, or Self-Service Storage Facility - all uses allowed in C-1 and thus C-P. Such practices are not only wrong but they depart from long established rezoning procedures in the City of Columbia and could be (and may be in this case) undermining the integrity and community respect gained by the P&Z Commission and the Planning Department over many years.

Thank you for considering my comments and opinions.

Respectfully Submitted,

Roy Dudark

3709 Falmouth Drive

(west of Bethel at S. Brookline - about 5 or 6 blocks from the proposed rezoning)

Attachment

Quoting Roy Dudark <<mailto:dudark@centurytel.net>> dudark@centurytel.net>
3/16/2012 4:51 PM

Tim,

Well, intentions are one thing but changes to the actual written statement of intent (and the land uses listed) and site development plans (and the widening of city streets with the possible loss of the grass strip between the travelled way and the sidewalk and the narrowing of the bike lanes) are what matter if we value our codes and time tested planning and zoning procedures at all. Citizens rely on you and your staff to impartially apply the zoning regulations adopted by the city council for the good of the entire community.

Roy

Quoting Timothy Teddy <<mailto:TTTEDDY@gocolumbiamo.com>>
TTTEDDY@gocolumbiamo.com>:

Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business.

Tim

Quoting Roy Dudark <<mailto:dudark@centurytel.net>> dudark@centurytel.net>
3/16/2012

Tim,

I cannot believe what you're saying. A "less restrictive" classification is just that - one that allows more land uses and land uses with more intensity and impact than the classifications below it on the hierarchy or ladder. For instance, someone requests O-1 and O-1 is advertised. Council cannot then grant C-1, a greater not a lesser zoning classification. This is just the opposite of what you stated. Please don't tell me you still believe this after thinking about it. If you do, no wonder were having problems with this case. The fact that they requested C-P and are still requesting C-P is not the point. The problem is that they have changed the requested use from a lower use (internet sales - a use possibly allowed in O-1) to a higher use (retail sales - a use allowed in C-1). You must surely see this as something the Council cannot grant without re-advertisement.

Roy

Quoting Timothy Teddy <<mailto:TTTEDDY@gocolumbiamo.com>>
TTTEDDY@gocolumbiamo.com>:

Roy,

I believe the language "The city council shall not rezone property to a classification less restrictive than the classification advertised" prevents Council from granting a lesser zoning classification than the one requested. The advertised classification here was C-P and it is still a request for C-P. The practical issue they need to address is informing the public of the changes in the statement so everyone has opportunity to review it. I agree with you on your definition of internet sales and that the two descriptions

of the one retail use are different. They used "internet retail sales" first and when challenged on that revised it to more accurately describe what their business is and how they would operate it in this location. The other changes are taking out R-2 uses (in addition to R-3), lowering the percent landscaped from 47 to 40 pct, adding the center turn lane improvement, reducing the maximum square feet of building from 16,000 and 10,000 and adding the "agrees to and accepts..." Council initiated O-P zoning language. If the last mentioned is done it would require its own notice and hearing.

I took the new application question to Law- if it rules a new application is needed they will do that and pay the \$310 fee + advertising.

Tim

Quoting Roy Dudark <<mailto:dudark@centurytel.net>> dudark@centurytel.net>
3/16/2012

Tim,

I believe that the applicant cannot simply postpone the public hearing until the next P&Z meeting. Once there is a substantive change, such as a request for a higher or more intensive use, the applicant must resubmit and start the process from the beginning. I believe the City Code Sec. 29-34 substantiates my opinion on this matter - "The city council shall not rezone property to a classification less restrictive than the classification advertised". In this case, "Internet Retail Sales" was the use requested and the Statement of Intent (SOI) listing the use is incorporated within the C-P designation that was advertised. On March 8, a revised SOI was submitted for "Retail Sales, strictly limited to the Shipping, Delivery, Assembly, Refurbishment, Repair and Retail and Wholesale Sales of non-gambling Pin Ball and Arcade Type Machines". There can be no doubt that Internet Sales means by computers over phone or cable lines or the airwaves without tangible goods sold or moving in and out of the premises. If this were not the case, a business office use for the sale of services could be applied for and advertised and during the review period the applicant could simply submit a revised Statement of Intent for the retail sales of goods. This is exactly what is going on with The Pinball Company and it is absurd on its face.

Roy

Quoting: Timothy Teddy [<mailto:TTTEDDY@gocolumbiamo.com>] March 16, 2012
12:06 PM

Roy - The applicant has requested that the matter be tabled. This does not resolve the difference of opinion here but the case will be tabled.

Tim

Quoting "roy dudark" <dudark@centurytel.net> 3/16/2012 8:52 AM >>>

Tim,

You say you will not table the case yourself because you believe the published notice is sufficiently complete and the purpose of the advertised hearing is still accurate. You also state that "the commission rules of procedure require that a change in the statement of intent must be received seven days before the scheduled public hearing". I don't believe your answer is correct for the following reasons:

First, here is what the P&Z rules actually say:

SECTION 10A. LATE SUBMITTALS OF MATERIALS ON AGENDA [draft 4.12.06] All required application materials and other exhibits in support of an application for zoning or subdivision approvals, including revised and supplementary information, must be received by the Planning and Development Department no later than seven (7) working days prior to the scheduled public hearing date.

Note the date of this rule - 4.12.06. I believe the purpose of the rule was to stop applicant's consultants from turning in plan drawings and other exhibits too late to be included in the P&Z packet for their review before the meeting. I do not believe it was for a change in the Statement of Intent and particularly for one which intensified the permitted use or uses for a site. Such an interpretation would violate the City Code (excerpts of which follow). Even if the P&Z rule applied to a change to a higher use ("internet retail sales" to "retail sales, repair, so on and so forth.") it could not supersede City Code.

Second, here is what the City Code actually says:

Section 29-34 Petitions for amendments.

(a) Procedure:

(1) Any person, firm or corporation, owning in fee simple real property within the city, may petition the council to amend, change, modify, supplement, or repeal the zoning district regulations and restrictions as established in this chapter pertaining to such real property; provided that such applicant shall specify the tract of land for which amendment, change, modification, supplement or restriction is sought, along with a specification of the zoning category which the applicant is seeking.

b. The city council shall not rezone property to a classification less restrictive than the

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(2) Such petition shall be on a form filed with the director of community development. The director of community development shall review the petition to determine technical compliance with the terms and conditions of this section, and if the petition and its supporting documents are found not to comply with the requirements of this section, the same shall be returned to the applicant for correction.

(3) The petition shall contain the requested zoning district or amendment, supplement, change, modification or repeal of the chapter, the reason or reasons why such supplement, change, modification or repeal is requested.

(4) After determining that the petition and its supporting documents are in compliance with the requirements of this section, the director of community development shall set a date for a public hearing before the commission. Any omissions from the requirements of subsection (a)(3) will delay scheduling the request. The director of community development or the commission shall cause a notice of the public hearing on the subject matter of the petition to be published in a newspaper of general circulation within the city and such public hearing shall not be held within a time earlier than fifteen (15) days from and after the date of publication.

So, I believe the Statement of Intent is in fact the heart of the amendment referenced in the above section and, as director, you should return the application to the applicant and the request should not be placed on the upcoming P & Z public hearing agenda scheduled for next week, March 22.
Roy

Quoting "Timothy Teddy" <<mailto:TTTEDDY@GoColumbiaMO.com>>
Date: March 14, 2012 3:54:48 PM CDT

I don't believe I can declare the case to be tabled. I do think we can express to the P & Z in our staff report that a number of persons have expressed a desire to table the request for the reasons you mention. We can inform the applicant of the request as well. The reasons I will not table the case myself are two: The notice that was published 15 days prior to March 22 indicates the request is for rezoning from R-1 One family dwelling to C-P Planned Business, development plan, and a landscaping variance. It does not reference the details of the statement of intent. The purpose of the advertised hearing is still accurate. I did take the question to Fred Boeckman and he concurs that the notice is not flawed. The second reason is the commission rules of procedure require that a change in the statement of intent must be received seven days before the scheduled public hearing. Unless the applicant makes another change that minimum requirement has been satisfied. The Commission can most certainly vote to table if it agrees more time is needed.

I think the revision of the statement of intent is the applicant's attempt to be responsive to some of the issues raised one of which is the vagueness

of the term "internet sales." The statement now explains that they desire to operate The Pinball Company as the one and only retail business in the building. They are now specific that this means sales, display, repair, etc. of pinball and arcade machines on the site as you noted. In other respects the statement has been made more restrictive; for example the maximum size of the building has been reduced from 16,000 to 10,000 and a self-imposed condition has been added to install a turn lane.

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning.

I'll send a copy of the report when ready. We'll be working on it tomorrow for posting on the web Friday. We'll try our best not to "till".

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Tim

Matthew Lepke - Pinnball Rezoning on Green Meadows Road

From: "roy dudark" <dudark@centurytel.net>
To: <TTTEDDY@gocolumbiamo.com>
Date: 4/2/2012 8:01 AM
Subject: Pinnball Rezoning on Green Meadows Road
CC: "Matthew Lepke" <mjlepke@gocolumbiamo.com>

Tim,

The letter below to the P&Z Commission is updated from my earlier one of March 20. I have mailed a paper copy of this letter to each member but please send them this email copy also. Thanks.

Roy

To: Planning and Zoning Commission
From: Roy Dudark dudark@centurytel.net
Date: Monday, April 2, 2012
Cc: TTTEDDY@gocolumbiamo.com
Subject: Pinball Rezoning Request - Case No. 12-28

Dear Commissioners:

I am writing in opposition to application 12-28, a request by Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building for their retail business including a showroom for pinball and other amusement machines and workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices for other businesses in separate space. Reasons for denial, including those expressed in the staff report, are ample and can be summarized as follows:

1. The site is surrounded by single family homes, townhomes, and condominiums under long-standing A-1 and R-1 zoning to the north (since 1971) and more recent PUD zoning to the south. The proposed use is a retail sales business under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.
2. The nearest offices and O-1 zoned property is about 630 feet east and the nearest commercial businesses and C-1 zoned property is about 850 feet east of the site on Green Meadows Road all part of the group of shops, restaurants, medical and professional offices and other businesses west of Providence Road.
3. The business would be receiving and shipping pinball and arcade machines several times a week as well as trash trucks to empty the dumpster adding truck traffic to abutting residentially developed streets. This presents potential traffic circulation issues for driveways connecting to Green Meadows Circle (a narrow asphalt street with side ditches) and Green Meadows Road, a two lane collector street it's entire length from Providence to Forum.
4. The revised C-P plan submitted on March 13 (seven days after publication of the public hearing notice) proposes the widening of Green Meadows Road to build a center turn lane. How will this widening affect the grass safety strip between the curb and sidewalk and the marked bike lane on both sides? In addition, the revised C-P plan submitted on March 27 narrows to 18' the driveway

that goes north-south on the west side of the site which is a straight shot open to thru traffic.

5. According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts." This objective is clearly unmet.
6. Several compatible uses exist for this site in lieu of the proposed retail and office uses, such as PUD planned residential for townhomes or condominiums (as is already established on adjacent property), a child care center or pre-school, a group home for people unable to live independently, or a bed and breakfast or some similar type use.
7. Just because the real estate market is currently soft and land prices are lower, the neighborhood should not have to suffer from incompatible uses brought on by a church wishing to sell surplus property long zoned residential to a buyer gambling on getting it up-zoned. Efforts should continue to find an economically feasible use that presents a good fit with surrounding homes.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this location. Did not their report say that surrounding uses were primarily single family detached and single family attached residential? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Would this not grant a special benefit and economic advantage to the buyer/developer not enjoyed by adjacent property owners? Could not an office development adversely affect the market value of nearby residences? Is this not Spot Zoning based on findings of fact? I believe staff's suggestion of O-P zoning is not a valid planning conclusion based on the evidence but rather it was directly influenced by this comment from the Planning Director to staff on February 16 - "Perhaps an O-P planned office district is better".

The overwhelming wish of the neighborhood is that the Commission will deny any change in zoning. However, if a motion to deny C-P or O-P fails, then before a motion to approve it is passed, I believe the Commission should instead call time out and pass a motion to instruct the Planning Director to re-advertise the request.

This case was filed on February 13 with the following requested use - "Internet retail sales". Notice of the public hearing was published in the Tribune on March 6. Then on March 9, as predicted would happen by Tim Teddy, Planning Director, on February 16 in an email to staff, a revised statement of intent (SOI) was indeed submitted. The revised SOI eliminated the word "Internet" and wholly changed the requested use to - "Retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines". I don't know if this scenario was planned out or simply just happened in the course of events but it changed the nature of the use markedly.

In an exchange of emails (see Attachment), Tim Teddy said this revision was made in accordance with the Planning and Zoning Commission's rules of procedure. I hope this is not the case, but even if correct, it does not supersede Sec. 29- 34 of city zoning regulations, which reads as follows: "The council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission". Less restrictive means uses in a higher category or more intensive and with greater impact on their surroundings than originally requested, advertised for public review and comment, and considered by P&Z at a public hearing – all events which clearly occurred in this case.

Mr. Teddy claims the request is still C-P; but this is a meaningless position to take. The requested land use in the statement of intent is part and parcel to the application and therefore the real issue because that is how the property could be legally developed or sold. Two examples illustrate the fallacy of such

thinking: 1) say the initial rezoning request was for O-P with a photography studio or insurance office as the requested use, then 7 days before the public hearing, a revised statement of intent is submitted changing the use to a Medical Clinic, Small Animal Hospital, or Drive-Thru Bank - all uses permitted in O-1 and thus O-P; or 2) say the initial rezoning request was for C-P with a Beauty Salon or Pet Store as the requested use, then again 7 days before the hearing, the statement of intent is changed to allow a Fast Food Restaurant, Plumbing and Heating Business, or Self-Service Storage Facility - all uses allowed in C-1 and thus C-P. Such practices are not only wrong but they depart from long established rezoning procedures in the City of Columbia and could be (and may be in this case) undermining the integrity and community respect gained by the P&Z Commission and the Planning Department over many years.

Thank you for considering my comments and opinions.

Respectfully Submitted,

Roy Dudark
3709 Falmouth Drive
(west of Bethel at S. Brookline - about 5 or 6 blocks from the proposed rezoning)

Attachment

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012 4:51 PM

Tim,

Well, intentions are one thing but changes to the actual written statement of intent (and the land uses listed) and site development plans (and the widening of city streets with the possible loss of the grass strip between the travelled way and the sidewalk and the narrowing of the bike lanes) are what matter if we value our codes and time tested planning and zoning procedures at all. Citizens rely on you and your staff to impartially apply the zoning regulations adopted by the city council for the good of the entire community.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business.

Tim

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012

Tim,

I cannot believe what you're saying. A "less restrictive" classification is just that - one that allows more land uses and land uses with more intensity and impact than the classifications below it on the hierarchy or ladder. For instance, someone requests O-1 and O-1 is advertised. Council cannot then grant C-1, a greater not a lesser zoning classification. This is just the opposite of what you stated. Please don't tell me you still believe this after thinking about it. If you do, no wonder were having problems with this case. The fact that they requested C-P and are still requesting C-P is not the point. The problem is that they have changed the requested use from a lower use (internet sales - a use possibly allowed in O-1) to a

higher use (retail sales - a use allowed in C-1). You must surely see this as something the Council cannot grant without re-advertisement.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy,

I believe the language "The city council shall not rezone property to a classification less restrictive than the classification advertised" prevents Council from granting a lesser zoning classification than the one requested. The advertised classification here was C-P and it is still a request for C-P. The practical issue they need to address is informing the public of the changes in the statement so everyone has opportunity to review it. I agree with you on your definition of internet sales and that the two descriptions of the one retail use are different. They used "internet retail sales" first and when challenged on that revised it to more accurately describe what their business is and how they would operate it in this location. The other changes are taking out R-2 uses (in addition to R-3), lowering the percent landscaped from 47 to 40 pct, adding the center turn lane improvement, reducing the maximum square feet of building from 16,000 and 10,000 and adding the "agrees to and accepts..." Council initiated O-P zoning language. If the last mentioned is done it would require its own notice and hearing.

I took the new application question to Law- if it rules a new application is needed they will do that and pay the \$310 fee + advertising.

Tim

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012

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I'll send a copy of the report when ready. We'll be working on it tomorrow for posting on the web Friday. We'll try our best not to "tilt".

Tim

Date: April 1, 2012

To: Planning and Zoning Commissioners
Chairman Mr. Wheeler, Vice-Chairman Dr. Puri,
Mr. Tillotson, Mr. Strodman, Mr. Reichlin, Mr. Lee, Mr. Barrow, Ms. Peters, Mr. Vander Tuig

From: Mary von Schoenborn, President, Green Meadows Neighborhood Association

RE: The Pinball Company Rezoning Request Case #12-28

I simply ask you to refer to Matthew Lepke's March 29, 2012 Memo stating,

"...Staff has reviewed the plan revisions, most of which were related to the landscaping...Staff has not changed its recommendations of denial as previously stated in the staff report; ..."

While it is your responsibility to consider rezoning requests, and examine staff reports, and give recommendations to the City Council on this matter, it is also your responsibility to be the gate keepers who protect thriving and established neighborhoods. I know several of you live in or have businesses in the vicinity and surely know it well. For any of you who do not know it as well, I trust you have driven the area. If you have not, I trust that you will do so before formulating any thoughts on the matter. Most of all, I believe you should vote according to the professional staff recommendation of denial.

The area has been planned well over the years. There is a "natural" dividing line between the supportive businesses near the junction of Green Meadows Road and South Providence, and the area west where people go home to relax and have quiet. That line, when you look, is behind Green Meadows Plaza (home to Murray's Restaurant) and behind Village South businesses. Nothing else but homes, 2 churches, 1 synagogue, and the new Fire Station #7 exists until the other side of Forum, where there is a Pre-School.

The young couple asking for rezoning is ambitious. Mr. and Mrs. Parks have a business plan, which is admirable. However, it is not the case that just because they request rezoning in an established neighborhood, that it should be given. There are so many parcels of land for sale in Columbia already zoned Commercial. My husband and I have a plan too. That plan is to protect the investment we made in 1985 when we bought our home two house off Green Meadows Road at 3308 Crawford Street.

Once again, I simply ask you to refer to Matthew Lepke's Memo and heed the recommended denial.

Matthew Lepke - Our letter requesting Denial of Rezoning Request 12-28

From: <gmandlw@gmail.com>
To: <planning@gocolumbiamo.com>
Date: 4/1/2012 9:20 PM
Subject: Our letter requesting Denial of Rezoning Request 12-28
CC: <ttteddy@gocolumbiamo.com>, <ward5@gocolumbiamo.com>, <mjlepke@gocolumbi...>
Attachments: Rezoning 040112.pdf

Attached is our letter requesting denial of the rezoning request #12-28 to be presented at the April 5, 2012 meeting. We appreciate your attention to this matter that affects our neighborhood and city.

Kenneth and Nancy Welty
2901 Greenbriar Drive
Columbia, MO 65203

To: Tim Teddy, Planning Department Staff, Planning and Zoning Commissioners,
City Council, Mayor and City Manager

From: Kenneth and Nancy Welty

Subject: The Pinball Company application #12-28

Date: April 1, 2012

As residents of Greenbriar/Trail Ridge community since 1985, we are writing to express our **strong opposition** to application #12-28, a rezoning request by The Pinball Company to change zoning on 1.45 acres of land at the corner of Green Meadows Road and Green Meadows Circle (301 Green Meadows Road) from the current R-1 to C-P/O-1.

In the Columbia 2020 Metro Plan, it states the housing goals as follows: "***To maintain the stability of existing residential neighborhoods.***" The map in this plan promotes this area to be a **Neighborhood District** which is defined as "*A broad mix of residential uses which also supports a limited number of nonresidential uses that provide services to the neighborhood residents.*" Our question is: Where does this rezoning application request meet any of these goals? We maintain it will not meet any of these goals and our reasoning is as follows:

It will NOT maintain the stability of the existing residential neighborhoods with commercial trucks entering the neighborhood, added congestion to Green Meadows Road with a squeezed in left turning lane provided for this business building only which will hinder the established walking and biking paths.

It will NOT provide services to the neighborhood residents. The main part of the building will house a business with several uses – retail and wholesale sales, shipping, delivery, assembly, refurbishment and repair of non-gambling pin ball and arcade type machines—which better fit as a commercial/manufacturing designation and NONE of these uses for this business are permitted in O-1 zoning.

We concur with our neighbors that there is an abundance of commercial property available which would be a more appropriate area for this business enterprise.

Please concur with the Planning Department Staff and our neighbors and deny the C-P/O-1 rezoning request.

Kenneth and Nancy Welty
2901 Greenbriar Drive
Columbia, MO 65203

Matthew Lepke - Letter requesting Denial of Rezoning Request Case#12-28

From: Mary von Schoenborn <mlgvs@hotmail.com>
To: <planning@gocolumbiamo.com>
Date: 4/1/2012 8:03 PM
Subject: Letter requesting Denial of Rezoning Request Case#12-28
CC: <ttteddy@gocolumbiamo.com>, Helen Anthony
<ward5@gocolumbiamo.com>, <mjl...
Attachments: Letter to P&Z Commissioners.docx

Please find attached my Letter requesting Denial of Rezoning Request Case#12-28. Your time spent on this is appreciated.

Mary L. von Schoenborn
3308 Crawford Street
Columbia, MO 65203-2930

Matthew Lepke - Fw: Rezoning Request Case No. 12-28 [3 Attachments]

From: "Traci Wilson-Kleekamp" <twilsonklee@earthlink.net>
To: <mjlepke@gocolumbiamo.com>
Date: 4/1/2012 6:12 PM
Subject: Fw: Rezoning Request Case No. 12-28 [3 Attachments]
CC: "Tim Teddy" <ttteddy@gocolumbiamo.com>, <Mayor@GoColumbiaMO.com>
Attachments: Director Comments - Pinball.pdf; TimTeddytoAll.jpg; MattsResponse.jpg

Mr. Teddy!

I just checked the agenda for this week's P&Z meeting and I noticed that neither my letter (below and attached) nor Roy Dudark's letter are included in the information packet. I presumed they should have been a part of the packet?

Would you please make sure my letter and Mr. Dudark's letters are sent to all P&Z members. I noticed that letters from other neighbors were also not included. I've advised them to take their letters to the City Clerk and have them date stamped and forwarded accordingly.

I also noted that the correspondence sent to Nancy Welty (the neighborhood representative) advising that there currently exists no internet retail designation for zoning purposes -- is also not in the packet. Since the Planning Dept is recommending C-P O-1 use allowing internet retail sales -- we believe this still circumvents the current zoning laws and public process.

All the best!

Traci Wilson-Kleekamp
 President
 Greenbriar Trailridge Neighborhood Association

----- Original Message -----

From: Traci Wilson-Kleekamp
To: ColumbiaCitizens@yahooogroups.com
Cc: planning@gocolumbiamo.com ; Mayor@GoColumbiaMO.com ; ward5@GoColumbiaMo.com
Sent: Thursday, March 22, 2012 7:52 AM
Subject: Rezoning Request Case No. 12-28 [3 Attachments]

Regarding the Rezoning Case 12-28 -- tabled for tonight's P&Z Meeting.

This week (neighborhood assn members) picked up the documents we requested using the Sunshine Law asking for correspondence between the City (Planning Dept. Dir Tim Teddy & planners), the applicant (Nic & Brooke Parks) their realtor (Brent Gardner) and the Civil Group (Jay Gebhardt et. al).

1) Beginning on March 5 -- the documents show a Civil Group employee (Brent Brown -- who uses the email address bbrownfantasy@gmail.com) has been on our *Protect Green Meadows* listserv; and has been forwarding some of our correspondence to the Civil Group at teamacg@acivilgroup.com. On 3/15 @ 7:54 am Jay Gehhardt forwarded our listserv correspondence to Tim Teddy & Pat Zenner in the Planning Dept -- along with Randy and David Coil. On the same day at 8:28 AM-- Mr. Teddy copied Nic Parks, Brent Gardener, Randy Coil and David Coil our *Protect Green Meadows* listserv correspondence about their revised statement of intent.

Mr. Gebhardt's 3/15/12 email begins: *"I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this. I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time. My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request. Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and Council's questions about the request are based on the correct and accurate information. I appreciate you and your staff's patience with the work you do... Thanks Jay"* (See attached TimTeddytoAll)

2) It was Teddy's suggestion to promote office (O-1) over CP -- and to insert the language about internet retail sales. What we didn't receive in the 1st round of records last week was Matthew Lepke's response to Tim Teddy's 2/16/12 email (see attached) -- which is: *"Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here. Thanks for your feedback; I appreciate it. The smoother we can make this the better; though certainly the neighbors are already on the alert for any zoning change."*
(see the attached -- MattsResponse)

Is it appropriate for planning staff and the manager to advocate for zoning designations that currently do not exist as a part of a revised statement of intent -- at the 11th hour -- a few days before the hearing? What is the process for engaging a request for new zoning for which there currently is no legal description -- and is it appropriate to do so under the auspices of a last minute revised statement of intent?

3) While Teddy's advised his underling to pursue office and a zoning designation that doesn't exist and used a previous scenario -- when challenged by Helen Anthony -- he wrote:
Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning. (See attached Director's Comments)

4) The documents include an email exchange between Mr. Dudark and Mr. Teddy -- with Mr. Teddy saying at one point: *Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business. Tim*

Is it appropriate for Mr. Teddy to frame the conversation or issues to enable the applicant's business? The documents suggest the planning department has been making a concerted effort to aid the applicant. Is it appropriate for the Planning Director to forward emails covertly retrieved from our neighborhood listserv and forward them on to the applicant?

The consensus in our neighborhood -- is that the issues raised at the Concept Review and Boone Co. Planning Management were substantive and constructive comments relative to the inappropriateness of locating CP in an R1 neighborhood. In any case; the staff report recommends denial of CP but supports Office. We don't believe CP or Office -- with the uses being suggested by the applicant -- including the creation of a left turn lane on Green Meadows to accommodate their request are appropriate for the neighborhood. Public Works asked more questions about the size of the vehicles coming in -- and what would the area look like to accommodate the large deliveries? We have no answers to this aspect either. More importantly, in our opinion the planning dept staff report does not address the negative/adverse impacts related to the proposed office zoning related to traffic, loss of sidewalk, bike lane. etc. The comments appear to be focused on the aesthetics of the building & landscaping -- while asserting the best use of the land is office -- using a zoning designation that does not exist -- which they initially tried to insert as merely a "text change" to the statement of intent. From our perspective; the applicant should have to submit a new application entirely -- not just table it until April 5.

Traci Wilson-Kleekamp
President
Greenbriar/Trail Ridge Neighborhood Association

From: Timothy Teddy
To: Clark, Denise; Lepke, Matthew
CC: Zenner, Patrick
Date: 2/16/2012 3:50 PM
Subject: Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

Director comment:

I see the request is for C-P Planned Business District with all O-1 uses, minus the multi-family residential, and adding only "internet sales."

If internet sales is the only retail use requested perhaps an O-P Planned Office District is better. This case could evolve in similar fashion to the funeral home case on Garth & Texas. Initial request there was for C-P with funeral home as the only use that required a commercial classification. The neighborhood objected on the basis of the C-P on the map becoming an entering wedge for additional commercial uses; we then amended the O-P to admit funeral homes and that's how that parcel is zoned. That scenario is likely to be replayed here especially with the strip-center design. I'm not convinced we have to "upzone" to C-P for internet sales alone. We'll be asked to amend the SOI before too long. O-P with allowance for internet retail sales is a possibility.

Tim

>>> Denise Clark 2/16/2012 2:52 PM >>>

Attached is a Comment Sheet and Application with attachments submitted. Please use the Case Number 12-028 when submitting your comments and correspondence.

Please retain this e-mail for future reference and review, as you will not receive a paper copy of the complete application. If applicable over-sized plan sheets will be distributed to City departments by inter-office mail for review, within 24 hours. External agencies should contact the applicant to request copies of any over-sized or other paper documents needed for review.

NOTE: PUBLIC WORKS STAFF, please send any comments (including "No comment") you may have regarding this case to David Bauer who will compile all the Public Works Department comments and send them on to the Planning and Development Staff Planner assigned to this case.

Please contact Matthew Lepke, at 874-7437, if you have questions regarding this application.



(573) 874-7239

CITY OF COLUMBIA, MISSOURI

P.O. BOX 6015 COLUMBIA, MO 65205

Comments Sheets Circulated to:

Public Works
Water & Light
Parks & Recreation
Fire Chief
Police Chief
Public Safety Joint Communications
CenturyLink
Ameren Missouri
MoDOT
Boone Electric
Central Electric

Boone County Regional Sewer District
Boone County Fire Protection District
Columbia Public Schools
Public Water District #1
Public Water District #4
Public Water District #9
Mediacom
Mid America Wireless
Boone County Resource Management (Planning)
Boone County Public Works

Circulation Date: Thursday, February 16, 2012

Return Date: 10 days from circulation date

Project Number: 12-028

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business) Development Plan, to be known as "The Pinball Company CP Plan". The 1.45 acre property is located at 301 West Green Meadows Drive.

The above request has been submitted to the Department of Planning and Development. We would appreciate receiving your comments and/or recommendations by the above date.

COMMENTS

Boone County Resource Management – Planning Division has the following comments on the proposal:

1. The proposal is outside of the established commercial node which is found at Green Meadows and Providence. While the specific use at the scale the applicants desire might not be disruptive to the character of the neighborhood other potential C-P uses could be. The appropriateness of this property for commercial uses in general has not been established.
2. There is no other commercially zoned or utilized property for approximately 850 ft of this proposal.
3. With respect to the variance regarding then privacy fence, no grounds have actually been stated that would make granting a variance appropriate. The fact the applicant thinks it will look out of place is irrelevant. The screening requirement was put into the regulations to try to keep different zonings/land uses that about one another compatible. Any applicant that is required to provide buffering could claim they don't like the look of a fence. If the applicant was serious about not wanting to put in a privacy fence then they should have proposed an alternative buffering system that would screen with the same equivalence of the fence.

Form must be completed & signed prior to returning

Date & Initial appropriate line	
<u>3-02/22/12</u>	Recommend approval as submitted.
	Recommend approval subject to the above changes.
	Recommend disapproval for the above listed reason(s).
All comments have been adequately addressed and this department does not object to the plat going forward.	

Reviewed by

[Signature] *ALCP*

Approved by

[Signature]
Department Director
RECEIVED

MATTHEW LEPKE

Kare M Miller

PLANNING DEPT

From: Timothy Teddy
To: Gebhardt, Jay; Lepke, Matthew; Murphy, Kevin; Zanner, Patrick
CC: Col, David; Col, Randy; Parks, Nic
Date: 3/15/2012 8:28 AM
Subject: Re: Fwd: Digest Number 457[4 Attachments]

Jay

If you request tabling the request we will forward that information to the Commission.

You should also know that I have discussed this case with the planners in the last 24 hours and the recommendation in our report will be to deny the C-P zoning.

Thanks for sharing the digest.

We do not share the opinion that changing the statement of intent on March 13 is not allowed particularly when it is an effort to clarify the use and make the statement more restrictive. The latest changes can be received is seven days before the hearing date according to commission rules of procedure. That being said is a controversial land use case it takes more time than seven days to explain to concerned parties what is going on. Your letter or e mail requesting a tabling of the case will be appreciated.

Tim

>>> Jay Gebhardt <jay@actvlgroup.com> 3/15/2012 7:53 AM >>>

Good Morning Tim

I thought I should forward this on to you. believe me when I say I am not trying to manipulate this in any way. I am just forwarding the information. You have a tough enough job without this.

I am asking my client to slow down the request so we do not appear to be pushing this. We want everyone to have enough time.

My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request.

Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and the Council's questions about the request are based on the correct and accurate information.

I appreciate you and your staff's patience with the work you do.

Thanks

Jay

----- Forwarded message -----

From: <protectgreenmeadows@yahoo.com>
Date: Mar 15, 2012 3:23 AM
Subject: Digest Number 457[4 Attachments]
To: <protectgreenmeadows@yahoo.com>

Matthew Lepke - Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

From: Matthew Lepke
To: Timothy Teddy
Date: 2/16/2012 3:56 PM
Subject: Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here.

Thanks for your feedback; I appreciate it. The smoother we can make this the better, though certainly the neighbors are already on alert for any zoning change.

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6016
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com

>>> Timothy Teddy 2/16/2012 3:50 PM >>>

Director comment:

I see the request is for C-P Planned Business District with all O-1 uses, minus the multi-family residential, and adding only "internet sales."

If internet sales is the only retail use requested perhaps an O-P Planned Office District is better. This case could evolve in similar fashion to the funeral home case on Garth & Texas. Initial request there was for C-P with funeral home as the only use that required a commercial classification. The neighborhood objected on the basis of the C-P on the map becoming an entering wedge for additional commercial uses; we then amended the O-P to admit funeral homes and that's how that parcel is zoned. That scenario is likely to be replayed here especially with the strip-center design. I'm not convinced we have to "upzone" to C-P for internet sales alone. We'll be asked to amend the SOI before too long. O-P with allowance for internet retail sales is a possibility.

Tim

Matthew Lepke - RE: P&Z List

From: Matthew Lepke
To: roy dudark
Date: 3/28/2012 12:00 PM
Subject: RE: P&Z List

Good deal; I'll note this up front at well.
Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
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www.goColumbiaMo.com
www.Columbialmagined.com

>>> "roy dudark" <dudark@centurytel.net> 3/28/2012 11:44 AM >>>

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to rdudark@socket.net so this new one would be the one to use from now on.

Roy

Matthew Lepke - RE: P&Z List

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <MJLEPKE@gocolumbiamo.com>
Date: 3/28/2012 11:45 AM
Subject: RE: P&Z List

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to rdudark@socket.net so this new one would be the one to use from now on.

Roy

From: Matthew Lepke [mailto:MJLEPKE@gocolumbiamo.com]
Sent: Wednesday, March 28, 2012 10:30 AM
To: roy dudark
Cc: ddudark@centurytel.net
Subject: Re: P&Z List

Roy--

I do not know why that address was used. As you're aware, I've not been using that address when you and I have corresponded. Rather, you have been using the ddudark@centurytel.net address in previous communications, and I've replied to that address. Today, you've written with a different address; which one is best for you as we further correspond?

I'm sorry if anyone in our office used an incorrect address, as he or she may not have known that you were not using that address or that the e-mail service is no longer in business.

As for the plan revision, most changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot. City staff requested these changes, save for the driveway, which was done to put the landscaping on the east side of the shared property line.

Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

I hope the information provided to you yesterday is sufficient; if not, please contact us.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

www.goColumbiaMo.com

www.Columbialmagined.com

>>> "roy dudark" <dudark@centurytel.net> 3/28/2012 8:21 AM >>>

If I was the paranoid type, I might think you folks didn't really want to send me the P&Z info. You used an email service provider (coin.org) that went out of business about several years ago.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1913 / Virus Database: 2114/4898 - Release Date: 03/27/12

Matthew Lepke - Re: 12-28 Pinball Co

From: Matthew Lepke
To: David Bauer
Date: 3/28/2012 8:58 AM
Subject: Re: 12-28 Pinball Co

I didn't see Scott; I gave the plans to Pat Burbridge. So, I'd say contact Scott and see what he has to say.
Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> David Bauer 3/28/2012 8:58 AM >>>
Matthew,

You brought by the latest and greatest yesterday and said you had given Scott Bitterman a copy to review. Did you discuss with him whether he would be providing comments to me or directly to you? I only ask because Chad has looked it over and Traffic was the only other outstanding comment that needed to be addressed. Didn't know if I should wait on Mr Bitterman or send in Chad's response.

- David -

Matthew Lepke - P&Z List

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/28/2012 8:22 AM
Subject: P&Z List

If I was the paranoid type, I might think you folks didn't really want to send me the P&Z info. You used an email service provider (coin.org) that went out of business about several years ago.

Matthew Lepke - RE: Pinball Co. revised PDF

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/28/2012 8:11 AM
Subject: RE: Pinball Co. revised PDF
CC: <Ward5@gocolumbiamo.com>, <nwelly@mchsi.com>, <TTTEDDY@gocolumbiamo.com>

Matthew,

What are the significant changes in this plan compared to the previous C-P Plan? Which changes are proposed by the consulting engineer and which ones were requested by city staff?

Roy Dudark

----- Original Message -----

From: Matthew Lepke
To: ddudark@centurytel.net ; [Timothy Teddy](mailto:TimothyTeddy@cityofcolumbia.com) ; [City Of Columbia Ward5](mailto:CityOfColumbiaWard5@cityofcolumbia.com) ; nwelly@mchsi.com
Sent: Tuesday, March 27, 2012 1:41 PM
Subject: Pinball Co. revised PDF

Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

-----|--
Matthew Lepke, AICP
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573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1913 / Virus Database: 2114/4897 - Release Date: 03/27/12

Matthew Lepke - Re: Pinball Co. revised PDF

From: Matthew Lepke
To: City Of Columbia Ward5; Teddy, Timothy
Date: 3/27/2012 5:19 PM
Subject: Re: Pinball Co. revised PDF

Many of the changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot.

I've not had time to finish checking for anything else, but these are the changes of which I'm aware at present. Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
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www.Columbialmaged.com

From: City Of Columbia Ward5 <ward5@gocolumbiamo.com>
To: MJLEPKE@GoColumbiaMO.com
Date: 3/27/2012 3:20 PM
Subject: Re: Pinball Co. revised PDF

Matthew - what is the revision?

Thanks,
Helen

Sent from my iPad

On Mar 27, 2012, at 1:41 PM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

> Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

>

> Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

>

>

>

> -----|---

> Matthew Lepke, AICP

> Planner

> City of Columbia, Mo.

> Community Development--Planning Division

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> www.ColumbiaImagined.com (<http://www.ColumbiaImagined.com/>)

> <TEXT.htm>

> <PINBALL C-P 032712_1.pdf>

Matthew Lepke - Pinball C-P

From: Spencer Haskamp <spencer@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/27/2012 1:31 PM
Subject: Pinball C-P
Attachments: PINBALL C-P 032712.pdf

Matthew, attached is a PDF as requested.

Spencer Haskamp
Project Manager
A Civil Group
3401 Broadway Business Park Ct, Suite 105
Columbia, MO 65203
T (573) 817-5750
F (573) 817-1677
www.acivilgroup.com
www.acghomeandbuildinginspection.com

Matthew Lepke - Re: Pinball C-P

From: Matthew Lepke
To: Spencer Haskamp
Date: 3/27/2012 8:47 AM
Subject: Re: Pinball C-P

I'll take six; thanks for asking.
Please also send the revised PDF when you have a moment.
Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

>>> Spencer Haskamp <spencer@acivilgroup.com> 3/27/2012 8:39 AM >>>

Matthew, I am helping fill in for Brent on the Pinball C-P plan. We have all the comments addressed and are ready to resubmit. How many copies are needed for resubmittal? Thanks

Spencer Haskamp
Project Manager
A Civil Group
3401 Broadway Business Park Ct, Suite 105
Columbia, MO 65203
T (573) 817-5750
F (573) 817-1677
www.acivilgroup.com
www.acqhomeandbuildinginspection.com

From: <karl.kruse@mchsi.com>
To: Tim Teddy <TTTeddy@gocolumbiamo.com>
CC: Traci Wilson-Kleekamp <twilsonklee@earthlink.net>
Date: 3/26/2012 8:34 AM
Subject: Proposed rezoning at Green Meadows and Green Meadows Cr. (12-28)

TO: Planning and Zoning Commission

FROM: Karl Kruse

DATE: March 26, 2012

RE: Application for rezoning 12-28

The above application for C-P zoning with office uses at the intersection of Green Meadows and Green Meadows Cr. is, in my view, not well conceived. It's basically in the middle of a residential and institutional area with A-1, R-1, PUD nearby in every direction. There are many acres of undeveloped property already zoned for commercial and office use within several blocks of the site, including at Nifong and Bethel, Nifong and Forum and in the East Green Meadows/Buttwood area.

Personally, I believe a more appropriate use of this site, an important gateway to the neighborhood, would be PUD, pre-school or something similar.

--

Karl Kruse
2405 Lynnwood Dr.
Columbia, MO 65203
Cell: 573-424-7339

From: Jeff Koppelman <koppej@msn.com>
To: <ltteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...>
CC: Helen Anthony <hanthony@mchsi.com>, <protectgreenmeadows@yahooogroups.com>
Date: 3/25/2012 7:24 PM
Subject: Green Meadows P&Z Request

Mayor, P&Z, Mr. Teddy:

I have written to Ms. Anthony and Mr. Teddy already, voicing my opposition to anything other than R1 in the neighborhood. I thought, mistakenly, that this would have gone away by now but that evidently is not to happen without administrative intervention. My wife and I have lived at 212 Hollyridge Lane, 1 block north of the proposed business, for 25 years. We had intended to retire soon and maintain this address. However, actions by the city have brought into question exactly what the city will be like 10-30 years from now. It is hard for us to fathom why this proposed business would pick this residential site on a road that will only get more congested as the city grows. It has to be because of getting commercial property at a residential rate -- but where does that approach end? We envision more encroachment if this zoning change goes thru, possibly including the whole church property and adjacent open lands near the intersection of Bethel and Green Meadows. It is also hard for me to fathom why: 1) residential real estate companies do not question the loss of potential sales as more home sites go into commercial. In addition, their commissions are based on the value of homes and those in this neighborhood will be de-valued. Likewise for other neighborhoods where this likely will be proposed as well if this goes through. 2) commercial real estate folks do not question loss of business when so many empty businesses are available for sale/lease and so much land is available that is already commercial. This cannot be helpful to them unless they foresee a run on R1 property conversion, again, at a cheaper rate. There are business sites/offices vacant downtown (e.g., Providence north of Stewart Rd.) The whole Green Meadows/Buttonwood area is largely vacant after buildings have been constructed or ground scraped. Are those areas not available for the proposed business? 3) why the city markets Columbia as a great place to live and entices retirees to settle here, when at any time their homes may be invaded by commercial/office development. That is not an attraction and only reduces the value of their investment. Does the city have a long-term growth plan that calls for putting more businesses west of current businesses near Providence? If so, they need to be forthcoming with that information so that residents know what is in store for them. This city did not receive its great ratings for livability in the past because of its penchant for disturbing neighborhoods, so I hope this is just an isolated end-run. In closing, let me say that we have lived in Columbia because it strived to be a pleasant, informed, progressive city. Let's hope that has not changed. Sincerely, Jeff and Maureen Koppelman 573-808-4359

Matthew Lepke - PZC information

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Dudark, Roy" <wdudark@coin.org>
Date: 3/23/2012 3:56 PM
Subject: PZC information
CC: "Teddy, Timothy" <ttteddy@gocolumbiamo.com>, "Barrow, Jeff" <jeffrey.bar...>

Roy - Listed below are the phone numbers which appear on the application to serve on the PZC and are open records. Sorry I got busy this morning and just now got to this for you.

Doug Wheeler - Chair - 876-2895 or 881-2858
Ray Puri - V-Chair - 814-5464
Matthew VanderTuig - Secretary - 356-7625
Steve Reichlin - 442-4880
Jeff Barrow - 356-7433
Rusty Strodtman - 864-5002
Andy Lee 449-6442 or 999-6442
Ann Peters 474-5759 or 415-602-2896

Let me know if you need anything else from me.

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,
Mike and Joan Gillingham
3004 Greenbriar Drive

FAX 573-874-7546

RECEIVED
REVISED
MAR 23 2012

PLANNING DEPT

Matthew Lepke - Fwd: P&Z re Pinball Company/R-1 Zone

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:52 PM
Subject: Fwd: P&Z re Pinball Company/R-1 Zone

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:37 PM
Subject: Fwd: P&Z re Pinball Company/R-1 Zone
To: dlclark@gocolumbiamo.com, dlclark@gocolumbiamo.com.test-google-a.com

Denise,

Please forward to PZC Thanks Tim

>>> <jncdubes@mediacombb.net> 3/20/2012 9:21 AM >>>

Dear Ms. Anthony and Mr. Teddy:

We stand in opposition to the rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. We feel this request from them will not truly be for an "only an internet company" nor do we believe that should their request for rezoning pass that, our neighborhood, and extensive others, would not become vulnerable to other rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

We agree, with the majority of our neighbors, that our neighborhood opposes rezoning. We want our neighborhood to remain residential only and believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. There are

definitely many other areas within the city that are zoned, and available for business usage. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

We intend to be at the April 5th meeting, but prior to, wanted to express our concern pertaining to this matter. Our neighborhood needs to remain an R-1! We appreciate all that Traci Wilson-Kleekamp, and our association, is doing to protect our residential neighborhood.

Your help in this matter will be truly appreciated.

Jerry and Caye Dubes

2813 Greenbriar Drive

Columbia, MO 65203

Matthew Lepke - Fwd: Green Meadows Zoning Request

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:51 PM
Subject: Fwd: Green Meadows Zoning Request

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:36 PM
Subject: Fwd: Green Meadows Zoning Request
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise, please forward this message and several to follow to the PZC. Thanks.

>>> J Kop <koppej@msn.com> 3/19/2012 9:38 PM >>>

Mr. Teddy: My wife and I live at 212 Hollyridge Lane and have done so for the last 25 years. We are not in favor of a zoning request for the church land that changes it to CP. That land needs to stay R1. We do not understand why, with all the commercial land available in this town, that R1 in an established neighborhood would be desirable unless it is to lead to more commercial or office properties. Even if the church were to stay, and the next plot between it and the fire station stayed as is, that one site would not be because of the additional trucks and traffic on Green Meadows Road. If you convert residential land, likely at a lower price than commercial land, to CP, it opens the door for further conversion in our neighborhood and we do not want that. Thank you for your time. Jeff and Maureen Koppelman

Matthew Lepke - Fwd: Green Meadows Gateway

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:48 PM
Subject: Fwd: Green Meadows Gateway

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:43 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:38 PM
Subject: Fwd: Green Meadows Gateway
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise please forward to PZC. Thanks. Tim

>>> "Jan Fewell" <jfewell@socket.net> 3/21/2012 12:49 PM >>>

Mr. Teddy,

We have resided in the Green Meadows area since 1987. We do NOT support a commercial (OP) or office (O1) zoning for use of the property on the Green Meadows Gateway. Please consider a better, more appropriate use for this property.

Thank you for your consideration.

Jan and Kent Fewell
704 Centennial Court
Columbia MO 65203

Matthew Lepke - Fwd: Green Meadows rezoning proposal

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Lepke, Matthew" <mjlepke@gocolumbiamo.com>
Date: 3/22/2012 1:43 PM
Subject: Fwd: Green Meadows rezoning proposal

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:40 PM
Subject: Fwd: Green Meadows rezoning proposal
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise please forward to PZC thanks.

Tim

>>> Stas Kolenikov <skolenik@yahoo.com> 3/21/2012 2:46 PM >>>
Dear Mr. Teddy, Mrs. Anthony,

I am one of the residents in the area that will be affected by rezoning if you let it pass through. I strongly oppose any rezoning of the property, and neither commercial nor office designation of the land will be satisfactory to the hundreds of residents in the adjacent neighborhoods. There is no commercial property for several blocks from this place. Having either construction or delivery vehicles on Green Meadows circle will be disruptive to the residents, and potentially blocking access for the fire trucks dispatched from the nearby Fire Station 7. I hope the proposal to rezone the property next to Rock Bridge Christian Church from R1 to CP or O1 will be denied. I believe the proponents of an online business will find plenty of land with better access from major streets in other parts of town.

Stas Kolenikov,
<http://stas.kolenikov.name/>

Matthew Lepke - Rezoning Case #12-28

From: "Brenda Blankenship" <Bblanken@columbia.k12.mo.us>
To: <mayor@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <ttteddy@gocolumb...>
Date: 3/22/2012 12:47 PM
Subject: Rezoning Case #12-28

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with work space for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,

Richard and Brenda Blankenship
306 Cumberland Rd
Columbia, Missouri 65203

From: Sarah Hill <sarahhill@mchsi.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...>
CC: Helen Anthony <hanthony@mchsi.com>
Date: 3/22/2012 11:55 AM
Subject: Rezoning Case #12-28

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

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3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,
Andy and Sarah Hill
3005 Greenbriar Drive

Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/21/2012 4:14 PM
Subject: Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

>>> "Lee Henson" <lhenson@leehenson.com> 3/20/2012 8:28 PM >>>
My family and I live just to the north and west of Joe's home. We strongly support Mr. Reese's views as well.

Lee, Maggie, and Nick Henson
3104 Greenbriar Dr.

-----Original Message-----

From: "Vandepopuliere, Joseph M. (Emeritus)" [vandepopulierej@missouri.edu]
Date: 03/20/2012 05:37 PM
To: "protectgreenmeadows@yahoogroups.com" <protectgreenmeadows@yahoogroups.com>, "ttteddy@GoColumbiaMO.com" <ttteddy@GoColumbiaMO.com>, "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>, "mayor@GoColumbiaMo.com" <mayor@GoColumbiaMo.com>
CC: "Helen Anthony" <hanthony@mchsi.com>
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members & Council Members

Re: Rezoning Lot 201, Rock Bridge Christian Church, Plat 2

We have lived at 211 Green Meadows Circle since 1972. Our home fronts the church property. If the proposed structure was built we would see the back side when looking out the living room window. This would be very undesirable. Since Mr. James Reese, in his e-mail of March 20, 2012, described our concerns there is no need to repeat them. We agree with his statements and don't support Commercial or Office Zoning but do support the continuation of R-1 zoning in our area.

Sincerely,

J. M. Vandepopuliere and M. A. Vandepopuliere

211 Green Meadows Circle

573-449-5146

From: protectgreenmeadows@yahoogroups.com [protectgreenmeadows@yahoogroups.com] on behalf of Ranadhir Mitra [mitrar@socket.net]
Sent: Tuesday, March 20, 2012 10:14 AM
To: protectgreenmeadows@yahoogroups.com; ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: 'Helen Anthony'
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my **STRONG OPPOSITION** to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra
3010 Crawford Street
Columbia, MO 65203-2920
573-268-3736// 573-449-2644

From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] On Behalf Of James Reese
Sent: Tuesday, March 20, 2012 5:29 AM
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial

businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

Yahoo! Groups Links

<*> To visit your group on the web, go to:
<http://groups.yahoo.com/group/protectgreenmeadows/>

<*> Your email settings:
Individual Email | Traditional

<*> To change settings online go to:
<http://groups.yahoo.com/group/protectgreenmeadows/join>
(Yahoo! ID required)

<*> To change settings via email:
protectgreenmeadows-digest@yahoogroups.com

protectgreenmeadows-fullfeatured@yahoogleups.com

<*> To unsubscribe from this group, send an email to:
protectgreenmeadows-unsubscribe@yahoogleups.com

<*> Your use of Yahoo! Groups is subject to:
<http://docs.yahoo.com/info/terms/>

From: Lawrence Rugolo <lrugolo@mediacombb.net>
To: <hanthony@mchsi.com>
CC: <ltteddy@GoColumbiaMO.com>
Date: 3/21/2012 10:40 PM
Subject: Green Meadows rezoning

Dear Council Representative Helen Anthony,

We strongly oppose rezoning the area on Green Meadows Road near the Rock Bridge Christian Church from R1 to either CP or O1. There are plenty of properly zoned real estate and building sites very near the proposed site, namely the Peach Tree area south of Nifong and west of Providence Road. We hope that you will argue against the proposed rezoning.

Lawrence and Carol Rugolo
2509 Cimarron Drive
Columbia, MO 65203

cc/ Tim Teddy, City of Columbia – Community Development

From: "Russell Greene" <rcgreene@centurytel.net>
To: <ttteddy@GoColumbiaMO.com>
Date: 3/21/2012 9:15 PM
Subject: Green Meadows rezoning

I am opposed to rezoning the plot of land next to the church on Green Meadows. This is a residential area and I don't want to see a commercial business placed in it at that location. The traffic on Green Meadows is quite heavy and gets jammed up at the Bethel stop sign and at Providence road. I live on Vail Drive and many times have difficulty getting on to Green Meadows off of Skylark. Please do not approve this rezoning request.

Thank-you,

Russ Greene

2705 Vail Drive

Columbia, MO 65203

From: Lapkin Phil <phillapkin@me.com>
To: <ttteddy@GoColumbiaMO.com>
Date: 3/21/2012 8:31 PM
Subject: Green Meadows Rezoning Request

My wife and I have lived on Cimarron Drive for the past 12 years and off of Green Meadows for 8 years prior to that. We have seen a lot of development in the adjacent areas, as well as the construction of the Fire Department station several years ago, which we think was thoughtfully designed to fit in well with the neighborhood. We are very much against the rezoning of the parcel of land on Green Meadows and Green Meadows Circle from R1 to either Commercial or Office. It is entirely inappropriate to introduce retail commercial or office buildings in a buffer zone surrounded by residential properties. Please vote to deny this rezoning request.

Thank you for your careful consideration of our opinion

Phil Lapkin
ENG-EFP Production
Cell (573) 268-8211
Hm (573) 874-6745
www.flamingobeachvilla.com

From: Nicole Clemens <nbclemens@yahoo.com>
To: "TTTEDDY@gocolumbiamo.com" <TTTEDDY@gocolumbiamo.com>
CC: "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>, "ward5@GoColumb..."
Date: 3/21/2012 5:14 PM
Subject: Green Meadows Rezoning Request (12-28)

To: Columbia Planning and Zoning Commission
From: Nicole Clemens
Date: March 20, 2012

Dear Commissioners:

This email is to express my disapproval for the potential rezoning of the land at the corner of Green Meadows Rd. and Green Meadows Circle in the strongest of terms.

I have been a resident of this community since 2000. After completing my degree at MU, I chose to stay and raise my family here. Much of the draw to this city and the neighborhood in which I chose to live was its neighborhood feel and its green space. My residence is directly across Green Meadows Road from the land proposed for rezoning. By considering the proposal of The Pinball Company, the commissioners are undermining the integrity of the community.

I do not assume that nothing will ever be built on the land in question. Nor do I oppose the idea of building there eventually. I do, however, oppose in the strongest terms allowing Nic and Brooke Parks to proceed with their proposal for land use. Even the Parks themselves said at their first public meeting that they would run the business out of their own home, but their "neighbors wouldn't be too happy about that" because this is not an appropriate use for land in a residential area. There have been mentioned several potential compatible uses that do not invite the commercial corridor to encroach into a neighborhood.

In several community meetings with the couple and their representative, they have billed their business as "low-impact" and "internet sales". However, "internet sales" has a completely different connotation than "refurbishing machines in a warehouse which requires the use of multiple tractor trailers a week", which is what their business actually entails. The most recent proposal includes the addition of a turn lane on Green Meadows which would run right next to my home. This is an area already high in pedestrian and bike traffic. Inviting more vehicular traffic by rezoning is not only inconvenient, but dangerous. This is certainly not minimizing of adverse impacts as stated in C-P zoning objectives.

In addition to disallowing C-P zoning, as is staff recommendation, I also strongly urge the council to disapprove O-1 zoning, as well. All the surrounding land is residential, as it should be. The Parks and their cohorts continue to try to equate their intended uses to those of the church and fire house. This is simply not the case. Any O-1 office use has a negative impact on the neighborhood, whereas a firehouse and a church add to the sense of community established through existing R-1 and PUD zoning. This would seem to be a classic example of spot zoning. It would be beneficial to neither the existing neighborhood nor to the image of the commission. Rezoning this land sets a dangerous

Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/21/2012 4:12 PM
Subject: Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

>>> "Ranadhir Mitra" <mitrar@socket.net> 3/20/2012 10:14 AM >>>
Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my STRONG OPPOSITION to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra
3010 Crawford Street
Columbia, MO 65203-2920
573-268-3736// 573-449-2644

From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] **On Behalf Of** James Reese
Sent: Tuesday, March 20, 2012 5:29 AM
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

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The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods.

There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

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This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

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From: "Charles E. W. Ward" <czar8196@gmail.com>
To: <ttteddy@GoColumbiaMO.com>
CC: <ward5@GoColumbiaMo.com>, <hanthony@mchsi.com>, <planning@gocolumbiamo.com>
Date: 3/21/2012 1:30 PM
Subject: Proposed Green Meadows rezoning

Mr. Teddy:

My wife and I are Ward 5 residents; our home is located not far from the Green Meadows tract proposed for rezoning from R-1 to CP (Commercial) or O-1 (Office).

We strongly object to this rezoning proposal. It is an unjustifiable invasion of commercial activity into an established residential area. Surely, no rational city plan could provide for an uncontrolled intermixing of commercial/office and residential development.

This tract is completely surrounded by non-commercially zoned property: on the west by the Rockbridge Christian church, on the north by R1 residential property and on the south and east by PUD attached homes. The character of the neighborhood would be totally disrupted by inserting business activity and associated traffic and parking into it. I would like to remind you of the City Council rejection several years ago of a commercial rezoning proposal for a nearby tract at the northwest corner of Bethel and Green Meadows on the grounds that this was inappropriate use for property in an established residential area.

While we do not live directly adjacent to the tract in question, we are concerned that our home's property value as well as that of our neighbors will be affected, since prospective home purchasers will be driving by this tract to reach our neighborhood and they will form negative attitudes of the neighborhood in general.

There is already an abundance of commercially zoned properties, both developed and undeveloped, within a short distance of the tract in question which could easily satisfy the needs of the commercial interests proposing this rezoning. As a result, no plausible case can be made for this request.

We are requesting that you act to preserve the quality of Columbia neighborhoods and deny this request.

Ann & Charles Ward
2400 Cimarron Drive
Columbia, MO 65203

Subject: Re: Commercial Manufacturing in an Established R1 Neighborhood? Really?

Date: Tuesday, March 20, 2012 10:54:17 AM CT

From: Jean Brueggjenjohann

To: ttteddy@GoColumbiaMO.com, planning@gocolumbiamo.com, mayor@GoColumbiaMo.com

CC: Helen Anthony

Mr. Teddy, P&Z Members and Council Members,

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

RECEIVED
MAR 22 2012
PLANNING DEPT.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmaron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..." The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others. The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

Jean Brueggjenjohann
410 Cumberland Rd.

From: Denise Clark
To: PZC Members Only
Date: 3/20/2012 8:59 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

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This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

Matthew Lepke - Fwd: FW: Pinnball Rezoning Request - Case No. 12-28

From: Matthew Lepke
To: pipetcal@gmail.com
Date: 3/20/2012 11:34 AM
Subject: Fwd: FW: Pinnball Rezoning Request - Case No. 12-28
Attachments: FW: Pinnball Rezoning Request - Case No. 12-28

Ann--

Please see the letter below from Roy Dudark regarding case 12-28.

Thank you,

To: Columbia Planning and Zoning Commission

From: Roy Dudark

Date: March 20, 2012

Dear Commissioners:

I am writing in opposition to application 12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices in separate space. Reasons for denial of the request, including those expressed in the staff report, are ample and can be summarized as follows:

The site is surrounded by single family homes, townhomes, and condominiums under long-standing (1971) A-1 and R-1 and more recent PUD zoning. The proposed use is a retail business operation under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.

The nearest offices and O-1 zoned property is about 630 feet east of the subject site and the nearest commercial business and C-1 zoned property is about 850 feet east on Green Meadows Road.

The business would be receiving and making shipments of the machines several times a week adding truck traffic to a residentially developed street. This presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle (driveways are proposed on both).

According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts. This is clearly not the case here.

There are several compatible uses for this site such as PUD planned residential for townhomes or condominiums, a day care center, a group home, a bed and breakfast or some similar use that is both economically feasible and a good fit with the neighborhood.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this location. Did not their report say that surrounding uses were single family residential, single family attached residential, a church and a fire station? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Is this not Spot Zoning by their own stated findings and conclusions? I believe the staff suggestion for O-P was influenced by these Director Comments to staff on February 16, 2012 - "perhaps an O-P planned office district is better".

If the Commission concludes it does not have the ability to deny the request on March 22 or a motion to deny does not prevail, then the Commission should approve a motion to instruct the Planning Director to re-advertise the request. The request was filed on February 13 with the following requested use "Internet retail sales". Notice of the public hearing was published in the Tribune on March 6. Then on March 9, as the Planning Director predicted on February 16 in written comments to staff, a revised statement of intent was submitted with the following requested use "Retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines". This scenario couldn't have been planned better. Incidentally, a revised C-P development plan was submitted on March 13 proposing the widening of Green Meadows Road to build a center turn lane.

In an exchange of emails(see Attachment below), Tim Teddy, Planning Director, said this revision was made in accordance with the Planning and Zoning Commission's rules of procedure. I hope this is not the case, but even if correct, it does not supersede Sec. 29- 34 of city zoning regulations, which reads as follows: "The council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission".

Mr. Teddy claims the request is still C-P, which is meaningless. The requested land use in the statement of intent is part and parcel to the application and therefore the real issue because that is how the property could be developed and used. Two examples illustrate the fallacy of such thinking: 1) say the initial proposed use was for a photography studio, then 7-10 days before the public hearing, a revised statement of intent could be submitted for a Medical Clinic, Small Animal Hospital, or

Research and Development Laboratory – all uses permitted in O-1; and 2) say the initially filed use was for a Beauty Shop, then again 7-10 days before the hearing, the use could be changed to a Fast Food Restaurant, Plumbing and Heating Business, or Self-Service Storage Facility – all uses allowed in C-P. Such practices do not follow long established rezoning procedures and could be (and may be in this case) quickly undermining the integrity and community respect gained by the Commission and Department over many years.

Thank you for considering my comments and opinions.

Sincerely,

Roy Dudark

3709 Falmouth Drive (five blocks from the proposed rezoning)

Attachment

Quoting Roy Dudark <dudark@centurytel.net> 3/16/2012 4:51 PM

Tim,

Well, intentions are one thing but changes to the actual written statement of intent (and the land uses listed) and site development plans (and the widening of city streets with the possible loss of the grass strip between the travelled way and the sidewalk and the narrowing of the bike lanes) are what matter if we value our codes and time tested planning and zoning

procedures at all. Citizens rely on you and your staff to impartially apply the zoning regulations adopted by the city council for the good of the entire community.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy - Whoops I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business.

Tim

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012

Tim,

I cannot believe what you're saying. A "less restrictive" classification is just that - one that allows more land uses and land uses with more intensity and impact than the classifications below it on the hierarchy or ladder. For instance, someone requests O-1 and O-1 is advertised. Council cannot then grant C-1, a greater not a lesser zoning classification. This is just the opposite of what you stated. Please don't tell me you still believe this after thinking about it. If you do, no wonder were having problems with this case. The fact that they requested C-P and are still requesting C-P is not the point. The problem is that they have changed the requested use from a lower use (internet sales - a use possibly allowed in O-1) to a higher use (retail sales - a use allowed in C-1). You must surely see this as something

the Council cannot grant without re-advertisement.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy,

I believe the language "The city council shall not rezone property to a classification less restrictive than the classification advertised" prevents Council from granting a lesser zoning classification than the one requested. The advertised classification here was C-P and it is still a request for C-P. The practical issue they need to address is informing the public of the

changes in the statement so everyone has opportunity to review it. I agree with you on your definition of internet sales and that the two descriptions of the one retail use are different. They used "internet retail sales" first and when challenged on that revised it to more accurately describe what their business is and how they would operate it in this location. The other changes are taking out R-2 uses (in addition to R-3), lowering the percent landscaped from 47 to 40 pct, adding the center turn lane improvement, reducing the maximum square feet of building from 16,000 and 10,000 and adding the "agrees to and accepts..." Council initiated O-P zoning language. If the last mentioned is done it would require its own

notice and hearing.

I took the new application question to Law- if it rules a new application is needed they will do that and pay the \$310 fee+advertising.

Tim

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Tim,

I believe that the applicant cannot simply postpone the public hearing until the next P&Z meeting. Once there is a substantive change, such as a request for a higher or more intensive use, the applicant must resubmit and start the process from the beginning. I believe the City Code Sec. 29-34 substantiates my opinion on this matter – “The city council shall not rezone

property to a classification less restrictive than the classification advertised”. In this case, “Internet Retail Sales” was the use requested and the Statement of Intent (SOI) listing the use is incorporated within the C-P designation that was advertised. On March 8, a revised SOI was submitted for “Retail Sales, strictly limited to the Shipping, Delivery, Assembly,

Refurbishment, Repair and Retail and Wholesale Sales of non-gambling Pin Ball and Arcade Type Machines”. There can be no doubt that Internet Sales means by computers over phone or cable lines or the airwaves without tangible goods sold or moving in and out of the premises. If this were not the case, a business office use for the sale of services could be applied for and advertised and during the review period the applicant could simply submit a revised Statement of Intent for the retail sales of goods. This is exactly what is going on with The Pinball Company and it is absurd on its face.

Roy

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

www.goColumbiaMo.com
www.ColumbiaImagined.com

Matthew Lepke - Re: Pinball Company 12-28 Citizen Letter

From: Instrument Repair Service <pipetcal@gmail.com>
To: Matthew Lepke <MJLEPKE@GoColumbiaMO.com>
Date: 3/20/2012 11:30 AM
Subject: Re: Pinball Company 12-28 Citizen Letter

There is nothing in this email. Please forward letter. Thank you

Sent from my iPhone

On Mar 20, 2012, at 11:06 AM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

Please find attached correspondence in regard to case 12-28, The Pinball Company rezoning, from Roy Dudark.
Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

MESSAGE BODY: HTML included in message

Matthew Lepke - Pinball Company 12-28 Citizen Letter

From: Matthew Lepke
To: PZC Members Only
Date: 3/20/2012 11:06 AM
Subject: Pinball Company 12-28 Citizen Letter
Attachments: FW: Pinnball Rezoning Request - Case No. 12-28

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Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
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www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - Pinball Co. handout from applicant-led meeting Feb. 22

From: Matthew Lepke
To: Chad Herwald
Date: 3/20/2012 10:26 AM
Subject: Pinball Co. handout from applicant-led meeting Feb. 22

Chad-

Attached is a copy of the Pinball Company handout from the neighborhood meeting that Nic and Brooke Parks and Jay Gebhardt led on Feb. 22 at Rock Bridge Christian Church.

Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - FW: Pinnball Rezoning Request - Case No. 12-28

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/20/2012 8:57 AM
Subject: FW: Pinnball Rezoning Request - Case No. 12-28

To: Columbia Planning and Zoning Commission
 From: Roy Dudark
 Date: March 20, 2012

Dear Commissioners:

I am writing in opposition to application 12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices in separate space. Reasons for denial of the request, including those expressed in the staff report, are ample and can be summarized as follows:

1. The site is surrounded by single family homes, townhomes, and condominiums under long-standing (1971) A-1 and R-1 and more recent PUD zoning. The proposed use is a retail business operation under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.
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3. The business would be receiving and making shipments of the machines several times a week adding truck traffic to a residentially developed street. This presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle (driveways are proposed on both).
4. According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts. This is clearly not the case here.
5. There are several compatible uses for this site such as PUD planned residential for townhomes or condominiums, a day care center, a group home, a bed and breakfast or some similar use that is both economically feasible and a good fit with the neighborhood.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this location. Did not their report say that surrounding uses were single family residential, single family attached residential, a church and a fire station? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Is this not Spot Zoning by their own stated findings and conclusions? I believe the staff suggestion for O-P was influenced by these Director Comments to staff on February 16, 2012 - "perhaps an O-P planned office district is better".

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Thank you for considering my comments and opinions.

Sincerely,

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Roy

Matthew Lepke - Pinball Co. comments review

From: Matthew Lepke
To: Chad Herwald; David Bauer; Matthew Lepke; Patrick Zenner; Planning C...
Date: 3/20/2012
Time: 9:00 AM - 10:00 AM
Subject: Pinball Co. comments review
Place: Planning Conference Room

Meeting to discuss comments regarding the left turn lane on Green Meadows and landscaping on/off site for the Pinball Company (12-28) request. Scott Bitterman only has a half-hour window between 9-9:30 that morning, so we will give him priority.

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

From: Patrick Zenner <przenner@gocolumbiamo.com>
To: DLCLARK@GoColumbiaMO.com
CC: MJLEPKE@GoColumbiaMO.com, MJMOREAU@GoColumbiaMO.com, TTTEDDY@GoColumbiaM...
Date: 3/20/2012 7:19 AM
Subject: Re: Zoning Request for Property on Green Meadows and Green meadows Circle

Please forward to all the Planning Commissioners as "additional correspondence" for Case 12-28.

Thanks

Sent from my iPad

On Mar 20, 2012, at 7:17 AM, "Denise Clark" <DLCLARK@GoColumbiaMO.com> wrote:

> This was in my junk mail.
>
> >> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
> Mr. Teddy, P&Z Members and Council Members
>
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> an adverse value affect disproportionate to any possible future gains
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> throughout the city.
>
> The rezoning from R-1 to CP or O1 is not consistent with the
> surrounding R-1 residential area. The property is situated at the
> gateway or entrance of mature and desirable residential neighborhoods.
> There is not currently any non residential use nearby with the
> exception of places of worship. The retail/manufacturing use that is
> proposed for the site is totally inconsistent with current land use
> and would fit better at the corner of Green Meadows and Providence or
> at the traffic circle east of the Green Meadows and Providence corner
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> businesses and buildings is a bad idea and poor planning.
>
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> value affect of several established neighborhoods; Trail Ridge
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- > east of the corner of Green Meadows and Providence and there are
- > spaces available in Peach Tree and on Forum at Chapel Hill as well as
- > many others.
- >
- > This is the most egregious and incompatible use for this property and
- > in light of the above reasons I urge you to dismiss this request and
- > leave the property R-1.
- >
- > re: Lot 201, Rock Bridge Christian Church Plat 2
- >
- > James Reese
- > Brueggjenjohann/Reese, Inc.
- > breezedesign.biz
- > 573-864-3153
- >
- > ... only worry in the world is the tide going to reach my chair.
- >
- >
- >
- >
- >
- >

Matthew Lepke - Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: PZC Members Only
Date: 3/20/2012 8:59 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmaron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

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re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

From: Patrick Zenner <przenner@gocolumbiamo.com>
To: DLCLARK@GoColumbiaMO.com
CC: MJLEPKE@GoColumbiaMO.com, MJMOREAU@GoColumbiaMO.com, TTEDDY@GoColumbiaM...
Date: 3/20/2012 7:19 AM
Subject: Re: Zoning Request for Property on Green Meadows and Green meadows Circle

Please forward to all the Planning Commissioners as "additional correspondence" for Case 12-28.

Thanks

Sent from my iPad

On Mar 20, 2012, at 7:17 AM, "Denise Clark" <DLCLARK@GoColumbiaMO.com> wrote:

> This was in my junk mail.
>
> >> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
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> re: Lot 201, Rock Bridge Christian Church Plat 2

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To: PZC Members Only
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Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

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James Reese
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Matthew Lepke - Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/20/2012 7:17 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle
CC: Moreau, Marion; Teddy, Timothy; Zenner, Patrick

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re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
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573-864-3153

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Matthew Lepke - Re: Sarah Hill Sunshine Law Request

From: Matthew Lepke
To: Denise Clark; Patrick Zenner; Timothy Teddy
Date: 3/19/2012 10:17 AM
Subject: Re: Sarah Hill Sunshine Law Request

I have all of the e-mails to date relating to the case--Tim has searched his messages and I don't think Pat has any on this case. I've printed them and will bring them up front to you momentarily.

Thanks,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/19/2012 10:11 AM >>>

I have not heard back from you in regard to her sunshine law request for your e-mails.

Please advise.

d

From: Timothy Teddy
To: PZC Members Only
Date: 3/19/2012 10:01 AM
Subject: Fwd: Revised letter - Trailridge to remain R-1

Good morning commissioners -

Comment received this morning on case 12-28, which is on your agenda for this Thursday as a request to table to April 5, 2012.

Sincerely,

Tim

>>> "Arden Boyer-Stephens" <aboyerstephens@gmail.com> 3/19/2012 9:22 AM >>>
Dear Ms. Anthony and Mr. Teddy:

As a part of the Trailridge neighborhood, I stand in opposition to any rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. I am not convinced the Pinball Company is "only an internet company" nor am I convinced that once rezoned, this and other areas in the neighborhood would not become vulnerable to more rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

I believe I agree with most residents in this neighborhood in opposing a rezoning. We want our neighborhood to remain residential only and I believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. I don't know a lot about planned land use, but I believe there are other areas within the city that are zoned for business usage and available to new businesses. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

I appreciate all that Traci Wilson-Kleekamp, Sara Hill and others are doing to protect our residential neighborhood from encroachment by commercial enterprises. The area needs to remain an R-1 zone. I hope to be able to attend the meeting on April 5th, but wanted to send my concerns to you in case I am unable to be at the Planning and Zoning meeting. Thank you for your attention to our concerns.

Arden Boyer-Stephens

Matthew Lepke - RE: Request to Table Pin Ball C-P

From: "Nancy Welty" <nwelty@mchsi.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/15/2012 9:13 PM
Subject: RE: Request to Table Pin Ball C-P

Thanks for the update. It is appreciated.

Nancy Welty

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Thursday, March 15, 2012 6:48 PM
To: jvradenburg@aol.com; mlgvs@hotmail.com; nwelty@mchsi.com
Subject: Fwd: Request to Table Pin Ball C-P

Please find attached a request from Jay Gebhardt, on behalf of Nic and Brooke Parks, to table The Pinball Company's rezoning request from R-1 to C-P to the April 5, 2012 Planning and Zoning Commission hearing. Please feel free to share this PDF with others who may want it.

Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
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Matthew Lepke - Fwd: Request to Table Pin Ball C-P

From: Matthew Lepke
To: jvradenburg@aol.com; mlgvs@hotmail.com; nwelty@mchsi.com
Date: 3/15/2012 6:48 PM
Subject: Fwd: Request to Table Pin Ball C-P
Attachments: Request to Table Pin Ball C-P

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Matthew Lepke - Pinball Co. roadway widening

From: Matthew Lepke
To: ddudark@centurytel.net
Date: 3/15/2012 6:33 PM
Subject: Pinball Co. roadway widening

The new width after the proposed widening, according to my scale, is between 41-43 feet. It appears to be a 38-foot wide section at present. The plan shows lines that mimic the bike lanes on both sides of the roadway, four feet from the front of the curb on either side.

I believe the Public Works traffic division had suggested the left turn lane during earlier review, though I was not party to that conversation. My understanding is that PW traffic has reviewed the revised plan, and it would like further discussion of the proposed widening/left turn lane with Jay Gebhardt. Please feel free to contact Scott Bitterman or Richard Stone at PW traffic, at 874-7649 or 874-7643 respectively, if you have further questions about the roadway.

I hope this helps,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbiainmagined.com
>>> <ddudark@centurytel.net> 3/15/2012 5:17 PM >>>

Matthew,

What is the width of Green Meadows Road from the back of each curb now and after the proposed widening? Does the proposed widening take into consideration the marked bike lanes on both sides? Has Public Works reviewed the proposed widening plans and what did they conclude?

Roy

Matthew Lepke - Request to Table Pin Ball C-P

From: Jay Gebhardt <jay@acivilgroup.com>
To: Tim Teddy <TTTEDDY@gocolumbiamo.com>
Date: 3/15/2012 3:36 PM
Subject: Request to Table Pin Ball C-P
CC: Pat Zenner <przenner@gocolumbiamo.com>, Matthew Lepke
<MJLEPKE@gocolumbi...>
Attachments: 20120315152019772.pdf

Tim

Attached is a letter I have written requesting to table the Pin Ball C-P rezoning request for one meeting to allow everyone time to review the request.

If you have any questions please feel free to contact me at 573-864-9811

Jay



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March 15, 2012

Tim Teddy, Director
City of Columbia, Community Development Department
701 E. Broadway
Columbia, MO 65201

RE: The Pinball Company C-P Plan – Case #11-127

Dear Mr. Teddy,

On behalf of our clients, Nicholas and Brooke Parks, we are hereby requesting to table the upcoming March 22, 2012 Planning and Zoning Commission hearing on this project until the following meeting on April 5, 2012.

Our reason for doing so is based on feedback we have been hearing regarding insufficient time for the neighbors and interested parties to review recent staff comment and correction requests and our subsequent comment revisions.

Although the recent changes are only intended to be additional assurances as to the nature and scope of this C-P plan, we feel that said interested parties may need additional time to review these most recent revisions that have come about through the City staff review process.

Sincerely,

Jay Gebhardt

3401 BROADWAY BUSINESS
PARK CT., SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677

Matthew Lepke - Fwd: Records Request for Case#12-28

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Teddy, Timothy" <ttteddy@gocolumbiamo.com>, "Lepke, Matthew" <mjlepke@g...
Date: 3/15/2012 1:55 PM
Subject: Fwd: Records Request for Case#12-28
Attachments: Records Request.docx

Please see attache Sunshine Law request and let me know how much you have and how much time it will take to provide the information.

d

----- Forwarded message -----

From: Sarah Hill <sarahhill@mchsi.com>
Date: Thu, Mar 15, 2012 at 2:23 PM
Subject: Records Request for Case#12-28
To: Sheela Amin <SKAMIN@gocolumbiamo.com>, dlclark@gocolumbiamo.com.test-google-a.com

Denise and Shelia,

I am attaching a second records request. After reviewing the file, I feel there is still some information I might need. Please let me know when this request can be fulfilled. I understand it might be a few days. Thank you.

Sarah Hill

TO: Denise Clark, Community Development and Sheela Amin, City Clerk, 701 East Broadway, Columbia, MO 65201

FROM: Sarah Hill

SUBJECT: Records Request for Case #12-28

DATE: March 15, 2012

This is a request for records under the Missouri Sunshine Law, Chapter 610, Revised Statutes of Missouri.

I request that you make available to me the following records—as listed below from October 2011 to the present:

I request that you make available to me all records/correspondence (emails, letters, reports, presentations and like in electronic or paper format) that relate to Case# 12-28 rezoning request at Lot 202 of Rock Bridge Christian Church Plat 2 and all related documents between:

The City of Columbia Planning Department and Nic Parks, Brooke Parks, Brent Gardener and Jay Gephardt.

The City of Columbia Planning Department and the City Attorney, Fred Boeckmann

I would like an opportunity to review the records in question and determine what items I may want to copy. I request that the records be responsive to my request and made available for personal inspection.

I believe my request serves the public interest, and is not just for personal or commercial interest and I therefore, request that all fees for locating and copying the records be waived. The information I obtain through this request will be used to understand the rezoning request that includes discussion of an Internet Retail Sales designation/ordinance process that is being discussed/implemented and how the people of Columbia and the Greenbriar/Trail Ridge neighborhood will benefit.

Please let me know in advance of any search or copying if the fees that will exceed \$100.00.

If portions of the requested records are closed, please segregate the closed portions and provide me with the rest of the records.

I request an opportunity to review and copy:

1) All correspondence in connection to the above mentioned rezoning request & described parties including all records related to the revised statement of intent dated March 8, 2012

Matthew Lepke - Re: Comments on Pinball

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/15/2012 11:31 AM
Subject: Re: Comments on Pinball
CC: Pat Zenner <przenner@gocolumbiamo.com>, Scott Bitterman <SABitter@gocolu...

Matt

I would like to ask that we get the arborist and Scott bitterman and all of the other people we need in one room and go over the comments. I thin this will beneficial and allow us to work out all of the issues with everyone at the same time.

I am available this coming Tuesday or Wednesday at anytime

Thanks

Jay

On Wed, Mar 14, 2012 at 6:24 PM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Jay-

Please see below comments from Public Works regarding the Pinball Company.

Thank you,

Comments Zoning Public Works Department

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road;
 - 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer";
 - 3 Show bollards for dumpster enclosure;
 - 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such;
 - 5 Need to show approximate size of on-site detention;
 - 6 Need to provide design storm to be met.
-

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road; **See additional comments below**
- 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer"; **OK**
- 3 Show bollards for dumpster enclosure; **OK**
- 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such; **OK**
- 5 Need to show approximate size of on-site detention; **OK**
- 6 Need to provide design storm to be met. **Design storms shown do not meet requirements;**
- 7 **Additional comment - What design vehicle is the approach to the loading dock designed to accommodate? Will the length of that design vehicle necessitate pulling out onto Green Meadows Circle to clear the back end of the truck to make the backing maneuver to the loading dock?**
- 8 **Additional comment - The trees shown on the plan to provide screening against the residentially-zoned property to the west do not appear to be on the subject property. All**

landscaping and screening required by the development must be on the development's property;

9 Additional comment - Need to provide species, size, and spacing to determine if the proposed planting meets screening requirements;

10 Additional comment - Plans do not include enough information to determine if the proposed center left turn lane on Green Meadows Road meets minimum requirements:

- a) Locate and label existing and proposed bicycle lane markings
- b) Label existing sidewalks;
- c) Indicate which lane control markings are painted and which are raised;
- d) The widening shown for Green meadows Road appears to be virtually unbuildable. Please explain how it is possible to construct a 2' x 180' strip of pavement to become an integral part of the road surface;
- e) Provide design criteria used to determine the geometry shown;
- f) Show how sidewalk will be relocated to prevent edge of sidewalk from being immediately adjacent to back of curb.

11 Additional comment - Need to coordinate any lane widening or turn lane design with the City Traffic Engineer.

-----|--

Matthew Lepke, AICP

Planner

City of Columbia, Mo.

Community Development--Planning Division

701 E. Broadway

PO Box 6015

Columbia, MO 65205

573.874.7239 office

573.874.7437 direct

www.goColumbiaMo.com

www.ColumbiaImagined.com

From: Timothy Teddy
To: Gebhardt, Jay; Lepke, Matthew; Murphy, Kevin; Zenner, Patrick
CC: Coil, David; Coil, Randy; Parks, Nic
Date: 3/15/2012 8:28 AM
Subject: Re: Fwd: Digest Number 457[4 Attachments]

Jay,

If you request tabling the request we will forward that information to the Commission.

You should also know that I have discussed this case with the planners in the last 24 hours and the recommendation in our report will be to deny the C-P zoning.

Thanks for sharing the digest.

We do not share the opinion that changing the statement of intent on March 13 is not allowed particularly when it is an effort to clarify the use and make the statement more restrictive. The latest changes can be received is seven days before the hearing date according to commission rules of procedure. That being said in a controversial land use case it takes more time than seven days to explain to concerned parties what is going on. Your letter or e mail requesting a tabling of the case will be appreciated.

Tim

>>> Jay Gebhardt <jay@acivilgroup.com> 3/15/2012 7:53 AM >>>
Good Morning Tim

I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this.

I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time.

My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request.

Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and the Council's questions about the request are based on the correct and accurate information.

I appreciate you and your staff's patience with the work you do.

Thanks

Jay

----- Forwarded message -----

From: <protectgreenmeadows@yahoogroups.com>
Date: Mar 15, 2012 3:23 AM
Subject: Digest Number 457[4 Attachments]
To: <protectgreenmeadows@yahoogroups.com>

**

Preserve Green Meadows

http://groups.yahoo.com/group/protectgreenmeadows;_ylc=X3oDMTJlb2M5N2M3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDaGRyBHNsawNocGgEc3RpbWUDMTMzMt5OTc5NA-->

Messages In This Digest (6 Messages)

1a. Rezoning Request Changed at the 11th

hour<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_1a>From:

Traci Wilson-Kleekamp 1b.

Re: Rezoning Request Changed at the 11th

hour<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_1b>From:

Brenda Blankenship 1c.

Re: Rezoning Request Changed at the 11th

hour<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_1c>From:

Traci Wilson-Kleekamp 2.

Pinball Revised Statement of

Intent<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_2>From:

Traci Wilson-Kleekamp 3a.

Pinball Co New

Documents<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_3a>From:

Traci Wilson-Kleekamp 3b.

FW: Pinball Co New Documents [2

Attachments]<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_3b>From:

Mary von Schoenborn

View All

Topics<http://groups.yahoo.com/group/protectgreenmeadows/messages;_ylc=X3oDMTJncXYwN2ttBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDZG1zZwRzbGsDYXRwYwRzdGltZQMxMzNmXzk5Nzk1?xm=1&m=p&tid=1>|

Create

New

Topic<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJnaHBxb3I3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDZG1zZwRzbGsDbnRwYwRzdGltZQMxMzNmXzk5Nzk1>

Messages

1a. Rezoning Request Changed at the 11th hour

<http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTJycDJucWhoBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA1BHNIYwNkbXNnBHNsawN2bXNnBHN0aW1lAzEzMzE3OTk3OTU->

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>

Wed Mar 14, 2012 10:46 am (PDT)

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

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The Brooks are also seeking another exception besides rezoning from R1 to CP -- to have a split zoning. Commercial for the Parks part of the business and office for their intended lessees.

The Planning Dept appears to be bending over backwards at the 11th hour to accommodate the Parks but like our last battle left us out of the loop. I heard that the realtor bragged about getting some sort of high tech ordinance as if they had this deal in the bag. If they have hooked and crooked with the help of planning staff -- as it appears they have -- I am going to start asking for Tim Teddy's resignation.

The sloppiness of sending out docs late and without appropriate notice AND giving the green light a new ordinance without any public discussion is both wrong and unprofessional.

Additionally, P&Z did not have a quorum at the last meeting so all those hearings will now be hosted on March 22 as well: which means it could be very very late before we have our turn to discuss this item. Mr. Teddy has declined both to move the date or to set aside as separate the discussion of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

The idea that planning would open R1 zoning to CP when there is already substantive commercial land and in appropriate locations doesn't make sense to me. To buy land that at a residential price for commercial purposes I think is really a very poor land use precedent -- not just for our neighborhood and the gateway to our residential neighborhood but any others in town. CP uses with manufacturing refurbishment in my opinion belongs in an office or commercial designated area.

Please call the Planning Office and let them know that this will not do. Not the bad process, not the bad notice and in particular not the rudeness of the Planners (at least a couple) who think it is their job to bend and play favor for commercial/business interests at the 11th hour!

You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com<tteddy%40gocolumbiamo.com>

Traci Wilson-Kleekamp

Sent from my iPad

Back to top <#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_toc>

Reply to sender

<twilsonklee@earthlink.net?Subject=Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

to group

<protectgreenmeadows@yahoo.com?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

via web post

<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJyZGN1dDhwBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTC2dJZAMxMTA1BHNIYwNkbXNnBHNSawNycGx5BHN0aW1IAzEzMzE3OTk3OTU-?act=reply&messageNum=1105>

Messages in this topic

<http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTM2OWtwcmg3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA1BHNIYwNkbXNnBHNsawN2dHBjBHN0aW1lAzEzMzE3OTk3OTUEdHBjSWQDMTEwNQ-->(3)

1b. Re: Rezoning Request Changed at the 11th hour

<http://groups.yahoo.com/group/protectgreenmeadows/message/1106;_ylc=X3oDMTJyMGlkNnQ2BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA2BHNIYwNkbXNnBHNsawN2bXNnBHN0aW1lAzEzMzE3OTk3OTU->

Posted

by: "Brenda Blankenship" bblanken@columbia.k12.mo.us

<bblanken@columbia.k12.mo.us?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>

Wed Mar 14, 2012 11:30 am (PDT)

Traci,

Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need, I'm a good worker bee.

Brenda

>>> Traci Wilson-Kleekamp <twilsonklee@earthlink.net><twilsonklee%40earthlink.net>>
3/14/2012 12:46 PM >>>

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

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You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com<tteddy%40gocolumbiamo.com>

Traci Wilson-Kleekamp

Sent from my iPad

Back to top <#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_toc>

Reply to sender

<bblanken@columbia.k12.mo.us?Subject=Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

to group

<protectgreenmeadows@yahoo.com?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

via web post

<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJybnZjYWxkBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA2BHNIYwNkbXNnBHNSawNycGx5BHN0aW1lAzEzMzE3OTk3OTU-?act=reply&messageNum=1106>

Messages in this topic

<http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTM2dW52amdPBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA2BHNIYwNkbXNnBHNSawN2dHBiBHN0aW1lAzEzMzE3OTk3OTUEdHBjSWQDMTEwNQ-->>(3)

1c. Re: Rezoning Request Changed at the 11th hour

<http://groups.yahoo.com/group/protectgreenmeadows/message/1107;_ylc=X3oDMTJyc3BhczU4BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA3BHNIYwNkbXNnBHNSawN2bXNnBHN0aW1lAzEzMzE3OTk3OTU->

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>

Wed Mar 14, 2012 12:36 pm (PDT)

Brenda

All the paperwork has changed.
We are working on trying to get an agenda together for next week. We're getting maps etc to strategize!

I will separately the new statement of intent and proposed drawings.

Traci

Sent from my iPhone

On Mar 14, 2012, at 2:32 PM, "Brenda Blankenship" <bblanken@columbia.k12.mo.us> wrote:

> Traci,

>

> Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need, I'm a good worker bee.

>

> Brenda

>

> >>> Traci Wilson-Kleekamp <twilsonklee@earthlink.net>
3/14/2012 12:46 PM >>>

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>

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of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

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>

> You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com<tteddy@gocolumbiamo.com>

>

> Traci Wilson-Kleekamp

>

> Sent from my iPad

Back to top <#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_toc>

Reply to sender

<twilsonklee@earthlink.net?Subject=Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

to group

<protectgreenmeadows@yahoo.com?Subject=+Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

via web post

<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJyNGczamdvBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA3BHNIYwNkbXNnBHNSawNycGx5BHN0aW1IAzEzMzE3OTk3OTU-?act=reply&messageNum=1107>

Messages in this topic

<[2. Pinball Revised Statement of Intent](http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTM2Nmnd0MzkwBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA3BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwNQ-->(3)</p>
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<http://groups.yahoo.com/group/protectgreenmeadows/message/1108;_ylc=X3oDMTJydGExcXZxBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA4BHNIYwNkbXNnBHNSawN2bXNnBHN0aW1IAzEzMzE3OTk3OTU->

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=+Re%3A%20Pinball%20Revised%20Statement%20of%20Intent>

Wed Mar 14, 2012 12:40 pm (PDT)

Sent from my iPhone

Begin forwarded message:

>

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to group

<protectgreenmeadows@yahoogroups.com?Subject=+Re%3A%20Pinball%20Revised%20Statement%20of%20Intent>|

Reply

via web post

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Messages in this topic

<[http://groups.yahoo.com/group/protectgreenmeadows/message/1108;_ylc=X3oDMTM2ZmFpNXBhBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA4BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwOA-->\(1](http://groups.yahoo.com/group/protectgreenmeadows/message/1108;_ylc=X3oDMTM2ZmFpNXBhBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA4BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwOA-->(1)

3a. Pinball Co New Documents

<http://groups.yahoo.com/group/protectgreenmeadows/message/1109;_ylc=X3oDMTJyNzBtcHF1BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA5BHNIYwNkbXNnBHNSawN2bXNnBHN0aW1IAzEzMzE3OTk3OTU-

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=+Re%3A%20Pinball%20Co%20New%20Documents>

Wed Mar 14, 2012 12:43 pm (PDT)

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

>

> Here is the revised statement of intent and revised drawings. Staff is going to recommend a) deny CP plan or b) approve CP plan subject to a text change (which is going to be the proposed internet retail sales use) or a conditional use which will allow limited retail sales.

>

Back to top <#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_toc>

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Reply

to group

<protectgreenmeadows@yahoogroups.com?Subject=+Re%3A%20Pinball%20Co%20New%20Documents>|

Reply

via web post

<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJyZ3RkOGdyBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA5BHNIYwNkbXNnBHNSawNycGx5BHN0aW1IAzEzMzE3OTk3OTU-?act=reply&messageNum=1109>

Messages in this topic

<http://groups.yahoo.com/group/protectgreenmeadows/message/1109;_ylc=X3oDMTM2MmlqZG5vBF9T

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3b. FW: Pinball Co New Documents [2 Attachments]

<http://groups.yahoo.com/group/protectgreenmeadows/message/1110: ylc=X3oDMTJyY3NjbGN2BF9TA
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YwNkbXNnBHNSawN2dHBjBHN0aW1lAzEzMzE3OTk3OTU->

Posted

by: "Mary von Schoenborn" mlgvs@hotmail.com

<mlgvs@hotmail.com?Subject=+Re%3A%20FW%3A%20Pinball%20Co%20New%20Documents%20%5
B2%20Attachments%5D>

mlgvshotmail

<http://profiles.yahoo.com/mlgvshotmail> Wed Mar 14, 2012 4:03 pm (PDT)

[Attachment(s)<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_pLabel.2.1>from
Mary von Schoenborn included below]

Roy,

Thank you so much for contacting me this afternoon. I do remember your work
for the city and working with us when Don Stoeldrier's project progressed.

It's good to know that you live in our neighborhood and are concerned about
Nic and Brooke Parks' submitted plans for the land next to the church.

I said that I would e-mail and copy Traci so that you might communicate
directly with her. She has been a God-send for our area!! When I opened my
email, this was from Traci sent at 3:42pm. I will forward the other
communications sent recently, but better yet you may want to join

protectgreenmeadows**@yahoogroups.**com <protectgreenmeadows%40yahoogroups.com> to
get e-mails directly.

Since I have not looked at the attachments in detail, I'm not sure they
reflect what you mentioned to me about yesterday's (March 13) Revised C-P
Plan which includes widening Green Meadows for a turn lane, or March 8th
Revised Letter of Intent which dropped Internet Sales and put in Retail &
Resale.

Like I mentioned, I was not at the meeting at Joe Johnston's home last
Sunday so do not know how the discussion went or plan of action.

I do believe your idea of getting the signatures on a letter for the P&Z
packets must be done. I will do my part to help; would prefer direction
from Traci.

Thank you again, Mary

PS. Traci--Roy Dudark's phone #817-3215

Mary L. von Schoenborn 3308 Crawford Street Columbia, MO 675203-2930

To: protectgreenmeadows**@yahoogroups.**com <protectgreenmeadows%40yahoogroups.com>

From: twilsonklee@earthlink.net <twilsonklee%40earthlink.net>

Date: Wed, 14 Mar 2012 15:42:47 -0400

Subject: Pinball Co New Documents [2 Attachments]

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

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going to recommend a) deny CP plan or b) approve CP plan subject to a text
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conditional use which will allow limited retail sales.

Attachment(s) from Mary von Schoenborn

4 of 4 File(s)

ATT00001 <<http://xa.yimg.com/kq/groups/12552319/20811662/name/ATT00001>>

PINBALL C-P

PLAN_031312_1.pdf<[http://xa.yimg.com/kq/groups/12552319/887048727/name/PINBALL+C-](http://xa.yimg.com/kq/groups/12552319/887048727/name/PINBALL+C-P+PLAN_031312_1.pdf)

P+PLAN_031312_1.pdf>

ATT00002 <<http://xa.yimg.com/kq/groups/12552319/1020290689/name/ATT00002>>

Statement of

Intent.pdf<<http://xa.yimg.com/kq/groups/12552319/1438531217/name/Statement+of+Intent.pdf>>

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[image: Yahoo!

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[WUDMTMzMTc5OTc5NQ--](http://groups.yahoo.com/group/protectgreenmeadows;_ylc=X3oDMTJlIc2F2NTI1BF9TAzk3MzU5NzE1BGdyEikAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDZnRyBHNSawNocGYEc3RpbWUDMTMzMTc5OTc5NQ--)>|

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Matthew Lepke - Fwd: Digest Number 457[4 Attachments]

From: Jay Gebhardt <jay@acivilgroup.com>
To: Tim Teddy <TTTEDDY@gocolumbiamo.com>, Pat Zenner <przenner@gocolumbiamo.com>
Date: 3/15/2012 7:54 AM
Subject: Fwd: Digest Number 457[4 Attachments]
CC: Randy Coil <rcoil@coilconstruction.com>, David Coil <dcoil@coilconstruct.com>

Good Morning Tim

I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this.

I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time.

My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request.

Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and the Council's questions about the request are based on the correct and accurate information.

I appreciate you and your staff's patience with the work you do.

Thanks

Jay

----- Forwarded message -----

From: <protectgreenmeadows@yahoogroups.com>
Date: Mar 15, 2012 3:23 AM
Subject: Digest Number 457[4 Attachments]
To: <protectgreenmeadows@yahoogroups.com>

Preserve Green Meadows

Messages In This Digest (6 Messages)

- 1a. Rezoning Request Changed at the 11th hour From: Traci Wilson-Kleekamp
- 1b. Re: Rezoning Request Changed at the 11th hour From: Brenda Blankenship
- 1c. Re: Rezoning Request Changed at the 11th hour From: Traci Wilson-Kleekamp
- 2. Pinball Revised Statement of Intent From: Traci Wilson-Kleekamp
- 3a. Pinball Co New Documents From: Traci Wilson-Kleekamp
- 3b. FW: Pinball Co New Documents [2 Attachments] From: Mary von Schoenborn

Messages[View All Topics](#) | [Create New Topic](#)1a. **Rezoning Request Changed at the 11th hour**

Posted by: "Traci Wilson-Kleekamp"

twilsonklee@earthlink.net

Wed Mar 14, 2012 10:46 am (PDT)

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retails sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

The Brooks are also seeking another exception besides rezoning from R1 to CP -- to have a split zoning. Commercial for the Parks part of the business and office for their intended lessees.

The Planning Dept appears to be bending over backwards at the 11th hour to accommodate the Parks but like our last battle left us out of the loop. I heard that the realtor bragged about getting some sort of high tech ordinance as if they had this deal in the bag. If they have hooked and crooked with the help of planning staff -- as

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it appears they have -- I am going to start asking for Tim Teddy's resignation.

The sloppiness of sending out docs late and without appropriate notice AND giving the green light a new ordinance without any public discussion is both wrong and unprofessional.

Additionally, P&Z did not have a quorum at the last meeting so all those hearings will now be hosted on March 22 as well: which means it could be very very late before we have our turn to discuss this item. Mr. Teddy has declined both to move the date or to set aside as separate the discussion of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

The idea that planning would open R1 zoning to CP when there is already substantive commercial land and in appropriate locations doesn't make sense to me. To buy land that at a residential price for commercial purposes I think is really a very poor land use precedent -- not just for our neighborhood and the gateway to our residential neighborhood but any others in town. CP uses with manufacturing refurbishment in my opinion belongs in an office or commercial designated area.

Please call the Planning Office and let them know that this will not do. Not the bad process, not the bad notice and in particular not the rudeness of the Planners (at least a couple) who think it is their job to bend and play favor for commercial/business interests at the 11th hour!

You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com

Traci Wilson-Kleekamp

Sent from my iPad

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1b. **Re: Rezoning Request Changed at the 11th hour**

Posted by: "Brenda Blankenship"

bblanken@columbia.k12.mo.us

Wed Mar 14, 2012 11:30 am (PDT)

Traci,

Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need, I'm a good worker bee.

Brenda

>>> Traci Wilson-Kleekamp

<twilsonklee@earthlink.net> 3/14/2012 12:46 PM >>>

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

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You can reach him at: [573/874-7318](tel:573/874-7318) or email at tteddy@gocolumbiamo.com

Traci Wilson-Kleekamp

Sent from my iPad

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1c. **Re: Rezoning Request Changed at the 11th hour**

Posted by: "Traci Wilson-Kleekamp"

twilsonklee@earthlink.net

Wed Mar 14, 2012 12:36 pm (PDT)

Brenda

All the paperwork has changed.

We are working on trying to get an agenda together for next week. We're getting maps etc to strategize!

I will separately the new statement of intent and proposed drawings.

Traci

Sent from my iPhone

On Mar 14, 2012, at 2:32 PM, "Brenda Blankenship" <bblanken@columbia.k12.mo.us> wrote:

> Traci,

>

> Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need,

I'm a good worker bee.

>

> Brenda

>

> >>> Traci Wilson-Kleekamp

<twilsonklee@earthlink.net> 3/14/2012 12:46 PM >>>

> We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

>

> They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retails sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

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>

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>

> You can reach him at: [573/874-7318](tel:573/874-7318) or email at tteddy@gocolumbiamo.com

>

> Traci Wilson-Kleekamp

>

> Sent from my iPad

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2. **Pinball Revised Statement of Intent**

Posted by: "Traci Wilson-Kleekamp"

twilsonklee@earthlink.net

Wed Mar 14, 2012 12:40 pm (PDT)

Sent from my iPhone

Begin forwarded message:

>

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3a. **Pinball Co New Documents**

Posted by: "Traci Wilson-Kleekamp"

twilsonklee@earthlink.net

Wed Mar 14, 2012 12:43 pm (PDT)

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

>

> Here is the revised statement of intent and revised drawings. Staff is going to recommend a) deny CP plan or b) approve CP plan subject to a text change (which is going to be the proposed internet retail sales use) or a conditional use which will allow limited retail sales.

>

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3b. **FW: Pinball Co New Documents [2 Attachments]**

Posted by: "Mary von Schoenborn" mlgvs@hotmail.com

mlgvshotmail

Wed Mar 14, 2012 4:03 pm (PDT)

[Attachment(s) from Mary von Schoenborn included below]

Roy,

Thank you so much for contacting me this afternoon. I do remember your work for the city and working with us when Don Stoeldrier's project progressed. It's good to know that you live in our neighborhood and are concerned about Nic and Brooke Parks' submitted plans for the land next to the church.

I said that I would e-mail and copy Traci so that you might communicate directly with her. She has been a God-send for our area!! When I opened my email, this was from Traci sent at 3:42pm. I will forward the other communications sent recently, but better yet you may want to join protectgreenmeadows@yahoogroups.com to get e-mails directly.

Since I have not looked at the attachments in detail, I'm not sure they reflect what you mentioned to me about yesterday's (March 13) Revised C-P Plan which includes widening Green Meadows for a turn lane, or March 8th Revised Letter of Intent which dropped Internet Sales and put in Retail & Resale.

Like I mentioned, I was not at the meeting at Joe Johnston's home last Sunday so do not know how the discussion went or plan of action.

I do believe your idea of getting the signatures on a letter for the P&Z packets must be done. I will do my part to help; would prefer direction from Traci.

Thank you again, Mary

PS. Traci--Roy Dudark's phone #817-3215

Mary L. von Schoenborn 3308 Crawford Street Columbia, MO 675203-2930

To: protectgreenmeadows@yahoogroups.com

From: twilsonklee@earthlink.net

Date: Wed, 14 Mar 2012 15:42:47 -0400

Subject: Pinball Co New Documents [2 Attachments]

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

Here is the revised statement of intent and revised drawings. Staff is going to recommend a) deny CP plan or

b) approve CP plan subject to a text change (which is going to be the proposed internet retail sales use) or a conditional use which will allow limited retail sales.

Attachment(s) from Mary von Schoenborn

4 of 4 File(s)



ATT00001



PINBALL C-P PLAN_031312_1.pdf



ATT00002



Statement of Intent.pdf

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Matthew Lepke - Protest petition

From: Matthew Lepke
To: Conor Henley
Date: 3/14/2012 8:23 PM
Subject: Protest petition
Attachments: Bourn Ave Protest Petition Verif Letter 100810.doc; Leawood Plaza Protest Ltr list Alpha.xls; Leawood Protest Buffer Map.jpg

Conor-

We will likely receive a protest petition regarding case 12-28, the Pinball Company C-P. There are a few things you will need to do to verify that the petition is valid. Attached are a couple of things I put together for the last protest petition (from Steve's neighborhood on Bourn Ave.) we had on a case.

Let's discuss this more tomorrow; you will ultimately certify the results and report them to the City Clerk.

Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - Comments on Pinball

From: Matthew Lepke
To: jay@acivilgroup.com
Date: 3/14/2012 6:24 PM
Subject: Comments on Pinball

Jay-

Please see below comments from Public Works regarding the Pinball Company.

Thank you,

Comments Zoning Public Works Department

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road;
 - 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer";
 - 3 Show bollards for dumpster enclosure;
 - 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such;
 - 5 Need to show approximate size of on-site detention;
 - 6 Need to provide design storm to be met.
-

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road; **See additional comments below**
- 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer"; **OK**
- 3 Show bollards for dumpster enclosure; **OK**
- 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such; **OK**
- 5 Need to show approximate size of on-site detention; **OK**
- 6 Need to provide design storm to be met. **Design storms shown do not meet requirements;**
- 7 **Additional comment - What design vehicle is the approach to the loading dock designed to accommodate? Will the length of that design vehicle necessitate pulling out onto Green Meadows Circle to clear the back end of the truck to make the backing maneuver to the loading dock?**
- 8 **Additional comment - The trees shown on the plan to provide screening against the residentially-zoned property to the west do not appear to be on the subject property. All landscaping and screening required by the development must be on the development's property;**
- 9 **Additional comment - Need to provide species, size, and spacing to determine if the proposed planting meets screening requirements;**
- 10 **Additional comment - Plans do not include enough information to determine if the proposed center left turn lane on Green Meadows Road meets minimum requirements:**
 - a) Locate and label existing and proposed bicycle lane markings
 - b) Label existing sidewalks;
 - c) Indicate which lane control markings are painted and which are raised;
 - d) The widening shown for Green meadows Road appears to be virtually unbuildable. Please explain how it is possible to construct a 2' x 180' strip of pavement to become an integral part of the road surface;
 - e) Provide design criteria used to determine the geometry shown;

- f) Show how sidewalk will be relocated to prevent edge of sidewalk from being immediately adjacent to back of curb.

11 Additional comment - Need to coordinate any lane widening or turn lane design with the City Traffic Engineer.

-----|--
Matthew Lepke, AICP
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573.874.7437 direct
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Matthew Lepke - 12-028 Pinball Co.

From: David Bauer
To: Lepke, Matthew
Date: 3/14/2012 4:53 PM
Subject: 12-028 Pinball Co.

Check out the new and improved (depending on whom you ask) comments. Not available in stores anywhere! Only available through your local Naviline connection. Get yours today!!. But wait! There's more.....

Matthew Lepke - Sarah Hill records request

From: Denise Clark
To: Graham, Renee
Date: 3/14/2012 2:13 PM
Subject: Sarah Hill records request
CC: Lepke, Matthew; Zenner, Patrick

Renee,

Please be advised after reviewing the file, Ms. Hill has verbally withdrawn her records request. She stated she would send an e-mail so it was stated in writing as well. I will send that e-mail on to you also when I receive it.

I have notified her that if she re-submits her records request as it is currently stated, which covers multiple departments, she will need to go thru you.

Denise

TO: Sheela Amin, City Clerk, 701 East Broadway, Columbia, MO 65201

FROM: Sarah Hill

SUBJECT: Records Request for Case #12-28

DATE: March 14, 2012

This is a request for records under the Missouri Sunshine Law, Chapter 610, Revised Statutes of Missouri.

I request that you make available to me the following records—as listed below from January 2011 to the present:

I request that you make available to me all records/correspondence (emails, letters, reports, presentations and like in electronic or paper format) that relate to Case# 12-28 rezoning request at Lot 202 of Rock Bridge Christian Church Plat 2 and all related documents between the City of Columbia, Mayor, City Council, City Manager, Dept of Planning and Zoning, City Attorney, Public Works, Nic Parks, Brooke Parks, Brent Gardener and Jay Gephardt.

I would like an opportunity to review the records in question and determine what items I may want to copy. I request that the records be responsive to my request and made available for personal inspection.

I believe my request serves the public interest, and is not just for personal or commercial interest and I therefore, request that all fees for locating and copying the records be waived. The information I obtain through this request will be used to understand the rezoning request that includes discussion of an Internet Retail Sales designation/ordinance process that is being discussed/implemented and how the people of Columbia and the Greenbriar/Trail Ridge neighborhood will benefit.

Please let me know in advance of any search or copying if the fees that will exceed \$100.00.

If portions of the requested records are closed, please segregate the closed portions and provide me with the rest of the records.

I request an opportunity to review and copy:

1) All correspondence in connection to the above mentioned rezoning request & described parties including all records related to the revised statement of intent dated March 8, 2012

Matthew Lepke - Re: Records Request for Case #12-28

From: Denise Clark
To: Hill, Sarah
Date: 3/14/2012 1:28 PM
Subject: Re: Records Request for Case #12-28
CC: Graham, Renee; Lepke, Matthew; Zenner, Patrick

Sarah,

I need a more specific listing on what exactly you want as it pertains to correspondence. I am not sure I will be able to provide copies of all of the information to you by the close of the business day. Please note the established policy to fulfill a Sunshine Law request stated I have to figure a time and cost estimate associated with the request and collect the money prior to producing all the documents. Please let me know specifically what documents you were wanting as it relates to the Case 12-28. I will review your specific request listing and provide you with a cost estimate for fulfilling your sunshine law request.

Thank you.

Denise Clark, Administrative Assistant
City of Columbia
Planning & Community Development Department
701 E. Broadway; PO Box 6015
Columbia, MO 65205-6015
573-874-7639 (Direct)
573-874-7239 (Main number)
573-874-7546 (Fax)
dlclark@gocolumbiamo.com
planning@gocolumbiamo.com
>>> Sarah Hill <sarahhill@mchsi.com> 3/14/2012 12:38 PM >>>
Denise,

I will be coming by today with a written request to obtain all correspondence/records pertaining to the rezoning case #12-28 (Lot 202 of Rock Bridge Christian Church Plat 2, Nic and Brooke Parks). I hope to have all materials by the close of business today.

Thank you.

Sarah Hill

Matthew Lepke - Fwd: Sarah Hill (not from KOMU)

From: Denise Clark
To: Lepke, Matthew; Zenner, Patrick
Date: 3/14/2012 1:23 PM
Subject: Fwd: Sarah Hill (not from KOMU)

>>> Kathy Sides 3/14/2012 11:32 AM >>>

D - She's e-mailing you and also will bring to you this afternoon a Sunshine request for all correspondence re: case 1228. Wants the docs by close of business today if possible.

Matthew - FYI

Matthew Lepke - Sarah Hill (not from KOMU)

From: Kathy Sides
To: Clark, Denise; Lepke, Matthew
Date: 3/14/2012 11:32 AM
Caller: Sarah Hill (not from KOMU)

D - She's e-mailing you and also will bring to you this afternoon a Sunshine request for all correspondence re: case 1228. Wants the docs by close of business today if possible.

Matthew - FYI

Matthew Lepke - RE: Pinball Company revised documents

From: Matthew Lepke
To: Nancy Welty
Date: 3/14/2012 9:28 AM
Subject: RE: Pinball Company revised documents

Nancy,

Good question. The City has not defined an internet business. You'll note on the new statement of intent that they're referring to retail sales, which is a use in the zoning ordinance. The City Council will likely decide whether or not it wants to have some sort of internet-based sales use defined in City Code. Council will also be the body to give the ultimate aye or nay on the rezoning request.

I hope this is helpful,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
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701 E. Broadway
PO Box 6015
Columbia, MO 65205
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573.874.7437 direct
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www.Columbialmaged.com

>>> "Nancy Welty" <nwelty@mchsi.com> 3/13/2012 9:09 PM >>>

Thanks.

A question for you: Has the city defined an "internet business" yet for planning and zoning purposes? If so, how is it defined?

Thanks,

Nancy

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Tuesday, March 13, 2012 8:41 PM
To: Nancy Welty
Subject: Pinball Company revised documents

Here are the revised documents. Please feel free to pass them along to others.

Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
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Columbia, MO 65205
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573.874.7437 direct
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Matthew Lepke - Adjacent property owners mailing list

From: Matthew Lepke
To: usmcquantico@gmail.com
Date: 3/14/2012 9:25 AM
Subject: Adjacent property owners mailing list
Attachments: 20120314091137281_1.pdf

Here is the mailing list for the Pinball Company; I hope it is helpful.
See you at the meeting,

-----|--
Matthew Lepke, AICP
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City of Columbia, Mo.
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Columbia, MO 65205
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573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com

PROPERTY OWNERS

PARCEL	OWNER1	AS_OWNER_2	AS_MAIL_1	CITY	STATE	ZIP	AS_CARE_1
1690700040120001	ROBINSON-CRAIG SANDRA F	REVOCABLE TRUST	6255 S SINCLEAR RD	COLUMBIA	MO	65203	
1690700040090001	BROWN GARY LAWRENCE TRUST		201 GREEN MEADOWS CIRCLE	COLUMBIA	MO	65203	
1690700040100001	DOBBS EDNA MAE FAMILY	TRUST	3006 MELODY LN	COLUMBIA	MO	65203	
1690700180020001	ROCK BRIDGE CHRISTIAN	CHURCH INC	301 W GREEN MEADOWS RD	COLUMBIA	MO	65203	
1690700040080001	HITT H DEAN		3005 MELODY LN	COLUMBIA	MO	65203	
1690700010170001	VANDEROPULIERE MARJORIE A	TRUST	211 GREEN MEADOWS CIR	COLUMBIA	MO	65203	
1690600020680001	JOHNSON DANIEL E		P O BOX 7057	COLUMBIA	MO	65205	
1690600020700001	PRIEST MICHAEL		4601 S OLD MILL CREEK RD	COLUMBIA	MO	65203	
1690600020640001	DAVEY PROPERTIES LLC		3500 OLD FIELD RD	COLUMBIA	MO	65203	BRENT D JONES
1690600020630001	JONES CLARK L		400 GRAPEVINE CT	COLUMBIA	MO	65203	
1690700150010001	INNOVATIVE MANAGEMENT &	INVESTMENT INC	P O BOX 1695	COLUMBIA	MO	65205	CRESCENT GREEN CONDO ASS
1690700180010001	ROCK BRIDGE CHRISTIAN	CHURCH INC	301 W GREEN MEADOWS RD	COLUMBIA	MO	65203	c/o Victoria Boyd-Kennedy
1690700150010101	INNOVATIVE MANAGEMENT &	INVESTMENT INC	P O BOX 1695	COLUMBIA	MO	65205	CRESCENT GREEN CONDO ASS
1690700150360001	GODFREY ACRES CORPORATION		1103 DORAL DR	COLUMBIA	MO	65203	
1690700150020201	MCCOY WAYNE R & SHARON L &	STEVE REICHLIN	P O BOX 1695	COLUMBIA	MO	65205	CRESCENT GREEN CONDO ASS
1690700150020001	K & K DEVELOPMENT		PO BOX 10124	COLUMBIA	MO	65205	
1690700150020101	WILLETT KENT F & VICKI A		P O BOX 1695	COLUMBIA	MO	65205	CRESCENT GREEN CONDO ASS
	The Pinball Company		1020 E. Green Meadows Rd Ste 112	COLUMBIA	MO	65201	c/o Nick and Brooke Parks

Green Meadows	Roger Wilhelm	3304 Skylark Dr.	COLUMBIA	MO	65203	
Greenbriar-Trail Ridge	Nancy Welby	2901 Greenbriar Dr.	COLUMBIA	MO	65203	
Rockbridge	Joseph Vradenburg	105 W. El Cortez Dr.	COLUMBIA	MO	65203	

Matthew Lepke - RE: Pinball Company revised documents

From: "Nancy Welty" <nwelty@mchsi.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/13/2012 9:09 PM
Subject: RE: Pinball Company revised documents

Thanks.

A question for you: Has the city defined an "internet business" yet for planning and zoning purposes? If so, how is it defined?

Thanks,

Nancy

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Tuesday, March 13, 2012 8:41 PM
To: Nancy Welty
Subject: Pinball Company revised documents

Here are the revised documents. Please feel free to pass them along to others.
Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
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Matthew Lepke - Pinball Company revised documents

From: Matthew Lepke
To: Nancy Welty
Date: 3/13/2012 8:41 PM
Subject: Pinball Company revised documents
Attachments: 20120313142618485_1_1.pdf; PINBALL C-P PLAN_031312_2_1.pdf

Here are the revised documents. Please feel free to pass them along to others.
Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
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701 E. Broadway
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Matthew Lepke - RE: Rock Bridge Christian Church Plat 2

From: "Nancy Welty" <nwelty@mchsi.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/13/2012 8:36 PM
Subject: RE: Rock Bridge Christian Church Plat 2

Matthew,

I have heard rumors that statement of intent and paperwork on this proposal has changed since you sent it to me last month. Would you please send me copies of the revised application for our neighborhood's review? I would appreciate being kept informed on this C-P application request.

Thanks,

Nancy Welty

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Thursday, March 01, 2012 4:21 PM
To: nwelty@mchsi.com
Subject: Rock Bridge Christian Church Plat 2

Nancy-

We have reviewed the background on the RBCC plat request and determined that, since there was a previously approved final plat (RBCC, Plat 1) from 2001, this plat does not need to go to the March 8 Planning Commission meeting and will proceed on its established schedule to Council at the March 19/April 2 meetings.

As plat 1 was reviewed by both the Planning Commission and City Council, and the current request to make two lots is a resubdivision and qualifies as a replat under the subdivision code, these are the reasons that it does not need to return to the Planning Commission.

Again, this is considered under a separate set of regulations as the rezoning request, and is a different case than the C-P application. Any plat that conforms to the subdivision code requirements must be approved.

I just wanted to give you an update, since I know that we had discussed the plat previously.

Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway

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Matthew Lepke - Re: Pinball Co. revised statement of intent

From: Matthew Lepke
To: ddudark@centurytel.net
Date: 3/13/2012 8:12 PM
Subject: Re: Pinball Co. revised statement of intent

Okay; please let me know if you need further information.

-----|
Matthew Lepke, AICP
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573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> <ddudark@centurytel.net> 3/13/2012 8:05 PM >>>

Matthew,

Thanks. I'll be in touch.

Roy

From: Marion Moreau
To: USMCQuantico@gmail.com
CC: Lepke, Matthew
Date: 3/13/2012 4:24 PM
Subject: Chapter 29 ZONING*

Mr Hitt,

Here is a link to the Zoning Code of Ordinances. When you go to Chapter 29 you will be able to choose the

R-1 and C-P Zoning and read the Ordinances that apply.

If we can be of further assistance, please do not hesitate to contact our office at 874-7239.

Thank You

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/index.html

Marion Moreau
Office Assistant
Community Development Department
mjmoreau@gocolumbiamo.com
Phone: 874-7239
Fax: 874-7546

Matthew Lepke - Pinball Co. revised statement of intent

From: Matthew Lepke
To: ddudark@centurytel.net
Date: 3/13/2012 3:01 PM
Subject: Pinball Co. revised statement of intent
Attachments: 20120313142618485_1.pdf; PINBALL C-P PLAN_031312_2.pdf

Roy-

Please find attached the revised statement of intent and C-P plan PDF for the Pinball Company site.

Thank you for your thoughts and wisdom on this project. Tim has received your message and will return your call once he has had a chance to review these same documents.

-----|--
Matthew Lepke, AICP
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Matthew Lepke - Pinball revised drawings

From: Matthew Lepke
To: ward5@gocolumbiamo.com
Date: 3/13/2012 1:03 PM
Subject: Pinball revised drawings
Attachments: PINBALL C-P PLAN_031312_1.pdf

Please see the attached plans for the Pinball Company, as revised.
Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
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573.874.7437 direct
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Matthew Lepke - Re: PDF of new Pinball Co. plan

From: Brent Brown <brent@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/13/2012 1:01 PM
Subject: Re: PDF of new Pinball Co. plan
Attachments: PINBALL C-P PLAN_031312.pdf

Matthew,

I have attached the pdf as requested, had a feeling that would be coming, but didn't make time to send when I submitted the plans on Friday.

On a different subject, same project of the Final Plat. Where we at in the re-review process? I probably need to work towards getting the mylar signed by the owner and sometimes those things take time.

Brent A. Brown
A Civil Group
3401 Broadway Business Park Ct., Suite 105
Columbia, MO 65203

Office - 573-817-5750

Brent@ACivilGroup.com
www.acivilgroup.com
www.acghomeandbuildinginspection.com

On Tue, Mar 13, 2012 at 12:00 PM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Could you please send a PDF of the revised Pinball Co. plans?
Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
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Matthew Lepke - Pinball Co. revised statement of intent

From: Matthew Lepke
To: ward5@gocolumbiamo.com
Date: 3/13/2012 12:25 PM
Subject: Pinball Co. revised statement of intent
Attachments: 20120313121303689_1.pdf

Helen-

Please see the attached statement of intent, revised, for the Pinball Company project. I've requested the revised plans, and will pass them along to you as soon as I receive them.

Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
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Matthew Lepke - Re: Pinball Co. variance

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/13/2012 9:45 AM
Subject: Re: Pinball Co. variance
CC: Pat Zenner <przenner@gocolumbiamo.com>, Tim Teddy <TTTEDDY@gocolumbiamo....

Matt,

We have provided landscaping in lieu of the fence and it is shown on the plan. I assume you have looked at this and someone has made the determination that this landscaping is not adequate in their opinion. If that is the case, what in their opinion, is it going to take to reach 80% opacity within the four growing seasons allowed for in the ordinance. Perhaps no variance is even needed.

Thanks

Jay

On Tue, Mar 13, 2012 at 8:59 AM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Jay-

Please see the attached letter regarding the Pinball Co. variance request.

Thank you,

-----|
 Matthew Lepke, AICP
 Planner
 City of Columbia, Mo.
 Community Development--Planning Division
 701 E. Broadway
 PO Box 6015
 Columbia, MO 65205
 573.874.7239 office
 573.874.7437 direct
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----- Forwarded message -----

From: planningcopier@gocolumbiamo.com
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Cc:
Date: Tue, 13 Mar 2012 08:46:09 -0400
Subject:
 This E-mail was sent from "RNPDD882C" (Aficio MP 4000).

Scan Date: 03.13.2012 08:46:09 (-0400)
 Queries to: planningcopier@gocolumbiamo.com

Matthew Lepke - Pinball Co. variance

From: Matthew Lepke
To: jay@acivilgroup.com
Date: 3/13/2012 8:59 AM
Subject: Pinball Co. variance

Jay-

Please see the attached letter regarding the Pinball Co. variance request.

Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
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Columbia, MO 65205
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Patrick Zenner - Re: Pin Ball Company C-P

From: Patrick Zenner <przenner@gocolumbiamo.com>
To: jay@acivilgroup.com
Date: 3/6/2012 11:18 AM
Subject: Re: Pin Ball Company C-P

Jay:

Trying to administer and keep up with the need to initiate a rezoning action at a future date is not really that great or easy a task. Therefore, I would prefer to not go down that road at all. Conditioning the termination of the commercial use regardless of how narrowly defined is just not something that I or our Law Department are comfortable with.

As we discussed yesterday, the idea of extending commercial back into this area is really not supportable. The staff believes the best way to solve this problem is with the text change as we have suggested. While your narrowly constructed SOI is protective it is also subject to change and that change is what I see as the biggest obstacle to the request.

Should you obtain the rezoning to C-P as you are proposing with the narrow uses, I think your client's willingness to allow Council to initiate a downzoning to O-P should the O-1 text change be approved shows your client's acknowledgement of the issue this request is creating. Such future action to downzone, in my opinion, is good for the neighborhood and City overall. We have precedent for this type of action.

I would do nothing more than revise the SOI to make it limited to the uses that we talked about yesterday and have the SOI "design parameters" reflect the max/min areas we talked about. If you feel so inclined, you can include in the SOI language that authorizes the City Council to initiate rezoning of the property should a text change to the O-1 district be passed allowing the for limited "internet" retail sales. Inclusion of this language would likely "cut to the chase" about your client's willingness to not really want commercial uses, but rather and office environment that allow sales activities.

I hope this helps.

Pat

Sent from my iPad

On Mar 6, 2012, at 7:30 AM, "Jay Gebhardt <jay@acivilgroup.com>" <jay@acivilgroup.com> wrote:

Pat,

Thanks for meeting with me yesterday,

I was writing the revisions to the statement of intent this morning and thought of something I wanted to run by you.

Fred and Cavanaugh told us we cannot sunset a use like we would like to request as a condition, so...

Can we request or agree to a condition that we would not oppose a staff or council initiated rezoning of the property to O-P once the Pinball Company use leaves the building?

I know we have narrowly defined this use so that essentially no other commercial use can happen here except for an identical use,

But in an attempt to gain staff's support I would like to see if agreeing to the property being rezoned to O-P with all O-1 uses and no R-3 uses at the termination of the Pin Ball Company's occupancy of the building would be something the staff could support. We can work out the details, but I want to address this issue as best I can.

The whole problem here it seems is the appropriateness of the one narrow commercial use. I would like to ask if you cannot support the rezoning that you support the rezoning with the condition that we would not oppose a Council initiated rezoning of the property to O-P once the Pin Ball company does not occupy the building.

I think between the narrowly defined retail use and this agreement to allow the property to be rezoned by the Council is sufficient to protect the neighborhood from the creep of other retail or commercial uses which they fear.

Do you agree? After all, as we have discussed, the proposed retail use does not have any of the bad impacts to the neighborhood of regular retail uses, it essentially could be done in the existing zoning as a home occupation, and if this one retail use goes away when the Pin Ball Company no longer occupies the building by rezoning the property, then isn't this a good compromise?

We also do not oppose the idea of rezoning this property to C-P with this one narrowly defined use and agreeing to a Council Initiated rezoning of the property to O-P if the Council adds the proposed use to the O-1 zoning category in the future.

We can agree to do either of these or both.

Let me know, I would really like to go into these meetings with an acceptable Statement of Intent and The Staff's recommendation of approval with the conditions stated.

Thanks

Jay

<mime.822>

Matthew Lepke - Pin Ball Company C-P

From: Jay Gebhardt <jay@acivilgroup.com>
To: Pat Zenner <przenner@gocolumbiamo.com>
Date: 3/6/2012 7:30 AM
Subject: Pin Ball Company C-P
CC: Matthew Lepke <MJLEPKE@gocolumbiamo.com>, Tim Teddy <TTTEDDY@gocolumbiam...

Pat,

Thanks for meeting with me yesterday,

I was writing the revisions to the statement of intent this morning and thought of something I wanted to run by you.

Fred and Cavanaugh told us we cannot sunset a use like we would like to request as a condition, so...

Can we request or agree to a condition that we would not oppose a staff or council initiated rezoning of the property to O-P once the Pinball Company use leaves the building?

I know we have narrowly defined this use so that essentially no other commercial use can happen here except for an identical use,

But in an attempt to gain staff's support I would like to see if agreeing to the property being rezoned to O-P with all O-1 uses and no R-3 uses at the termination of the Pin Ball Company's occupancy of the building would be something the staff could support. We can work out the details, but I want to address this issue as best I can.

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I think between the narrowly defined retail use and this agreement to allow the property to be rezoned by the Council is sufficient to protect the neighborhood from the creep of other retail or commercial uses

which they fear.

Do you agree? After all, as we have discussed, the proposed retail use does not have any of the bad impacts to the neighborhood of regular retail uses, it essentially could be done in the existing zoning as a home occupation, and if this one retail use goes away when the Pin Ball Company no longer occupies the building by rezoning the property, then isn't this a good compromise?

We also do not oppose the idea of rezoning this property to C-P with this one narrowly defined use and agreeing to a Council Initiated rezoning of the property to O-P if the Council adds the proposed use to the O-1 zoning category in the future.

We can agree to do either of these or both.

Let me know, I would really like to go into these meetings with an acceptable Statement of Intent and The Staff's recommendation of approval with the conditions stated.

Thanks

Jay

From: Jay Gebhardt <jay@acivilgroup.com>
To: Pat Zenner <przenner@gocolumbiamo.com>
Date: 3/5/2012 11:31 AM
Subject: Fwd: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm

fyi

----- Forwarded message -----

From: Brent Brown <bbrownfantasy@gmail.com>
Date: Sun, Mar 4, 2012 at 1:30 PM
Subject: Fwd: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm
To: "teamacg@acivilgroup.com" <teamacg@acivilgroup.com>

Brent

Sent from mobile device.

----- Forwarded message -----

From: "Traci Wilson-Kleekamp" <twilsonklee@earthlink.net>
Date: Mar 4, 2012 12:58 PM
Subject: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm
To: <tracilizz@yahoo.com>

Happy Sunday Neighbors!

I apologize in advance for any duplication in emails. I'm super busy and trying best to keep everyone who has expressed an interest in the re-zoning in the loop. I am traveling quite a bit this month.. and doing my level best to stay on top of this issue. Please make sure your neighbors are in the loop on this issue!

We are trying to set up another meeting time to discuss whether the neighborhood will support this re-zoning. Please feel free to email our council member Helen Anthony (and copy me) at: hanthony@mchsi.com to express your support or non-support. I need to know where the neighborhood stands. Do we want to support this proposal? So far -- I have only heard NO! We do need help getting the word out about the P&Z meeting on March 22 -- **we to be at that meeting in full force.**

I am suggesting an Open House meeting on **Sun March 11 from Noon-3**. This gives neighbors an opportunity to drop by, look at the materials that were distributed by Nic and Brooke Parks -- and discuss a potential strategy in response. Another date could be **March 13th at 6:30 pm.**

Let me know if these times work for you.

Items to think about?

- Is there an abundant supply of commercial/office space already zoned commercial?
- Is an internet business (CP) and the nature of the uses appropriate for our R1 neighborhood (refurbishment manufacturing, large truck delivery)? I am not against office zoning -- and I am against the proposed use & the Pandora's box it opens for future re-zoning requests. What if the Church goes under? Will the Parks if they are granted support to re-zone and the Church financially fails -- will they be tempted to buy the property and re-zone the entire piece of land -- as Mr. Parks said at the last meeting he is trying to build his commercial real estate profile? Maybe I am dreaming but this is still a legitimate concern.
- Will a re-zoning to commercial alter the culture & gateway into the neighborhood/Green Meadows Dr. corridor?
- Will the rezoning set an unwelcome precedence not only for us but other R1 communities in Columbia?
- Will the re-zoning value-add to our property values and the neighborhood in general.
- Is the re-zoning represent zoning policy
- Is there neighborhood support of a community garden which would be located on the land adjacent to the Fire Station. If you haven't received the summary I sent around to the neighbors about potential options -- please let me know.. and I'll shoot it over to you.
- Is it possible to still act with an NID (Neighborhood Improvement District). Potentially an NID -- if successful could help us control the vacant land and ward off suitors who want to impose commercial zoning in the middle of a stable and thriving R1 neighborhood. We have been talking about a possible Neighborhood Improvement District (NID) since well before Mr. Brooks presented his plan -- but the Planning Dept only recently and finally responded with documents giving guidance on how the process works.. I am not sure whether there is time or the ability to discuss alternatives for the Church so that they are not financially dependent on the proposed re-zoning transaction -- which may not be the best land-use decision for the neighborhood.

If you can help out in any way with passing out fliers or contributing to postage costs -- please email Sarah Hill at: sarahhill@mchsi.com

Feedback and suggestions welcome.

Traci Wilson-Kleekamp

Matthew Lepke - Re: Pinball

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/5/2012 10:00 AM
Subject: Re: Pinball
CC: Brent Brown <brent@acivilgroup.com>, Cody Darr <cody@acivilgroup.com>, K...

If I thought it would help I would try to do something about this, but I certainly don't want to make a bad situation worst. If you think it would help I can schedule a meeting with Mike Mathis about this. has Tim tried talking to John about resolving this?

I do have concerns that when you get busy, and it will, these delays from Public Works will get worst rather than better and the Planning Department is the one that gets the short end of the stick.

I would like to see a policy that if you don't get comments in by the deadline the Planning Department establishes, the Planning Department will run with what they have and everyone loses their chance for their input to be considered before the Public Hearings are held. It may seem rather radical, but you have to make it the Public Works Department's problem before they will work with you to solve it.

When Public Works looks bad because of this they will figure out a way to get their comments done on time. It is sad you have to treat this situation this way, but sometimes there is no choice.

Jay

On Mon, Mar 5, 2012 at 9:19 AM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Pat indicated that he'd had a conversation with David Bauer, who said the tentative PW comments were likely the only ones we'll see. So, third-hand, I'd say run with what you have.

Thank you,

-----|---

Matthew Lepke, AICP
 Planner
 City of Columbia, Mo.
 Community Development--Planning Division
 701 E. Broadway
 PO Box 6015
 Columbia, MO 65205
 573.874.7239 office
 573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com

Matthew Lepke - RE: Ads for publishing Tue., March 6

From: "Puidk, Rachel" <rnpuidd@columbiatribune.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/5/2012 9:24 AM
Subject: RE: Ads for publishing Tue., March 6
Attachments: CC- Pinball Company.pdf; Country Farms Subdivision.pdf; Regina Properties.pdf

Good Morning Matthew,

Attached are the proofs of your ads for tomorrow, Tuesday 3/6. Please let me know whether there are any changes that need to be made or if the ads look ready for publication.

Thank you,

Rachel Puidk

Sales Information Specialist

Display Advertising

Columbia Daily Tribune

Ph: 573-815-1810

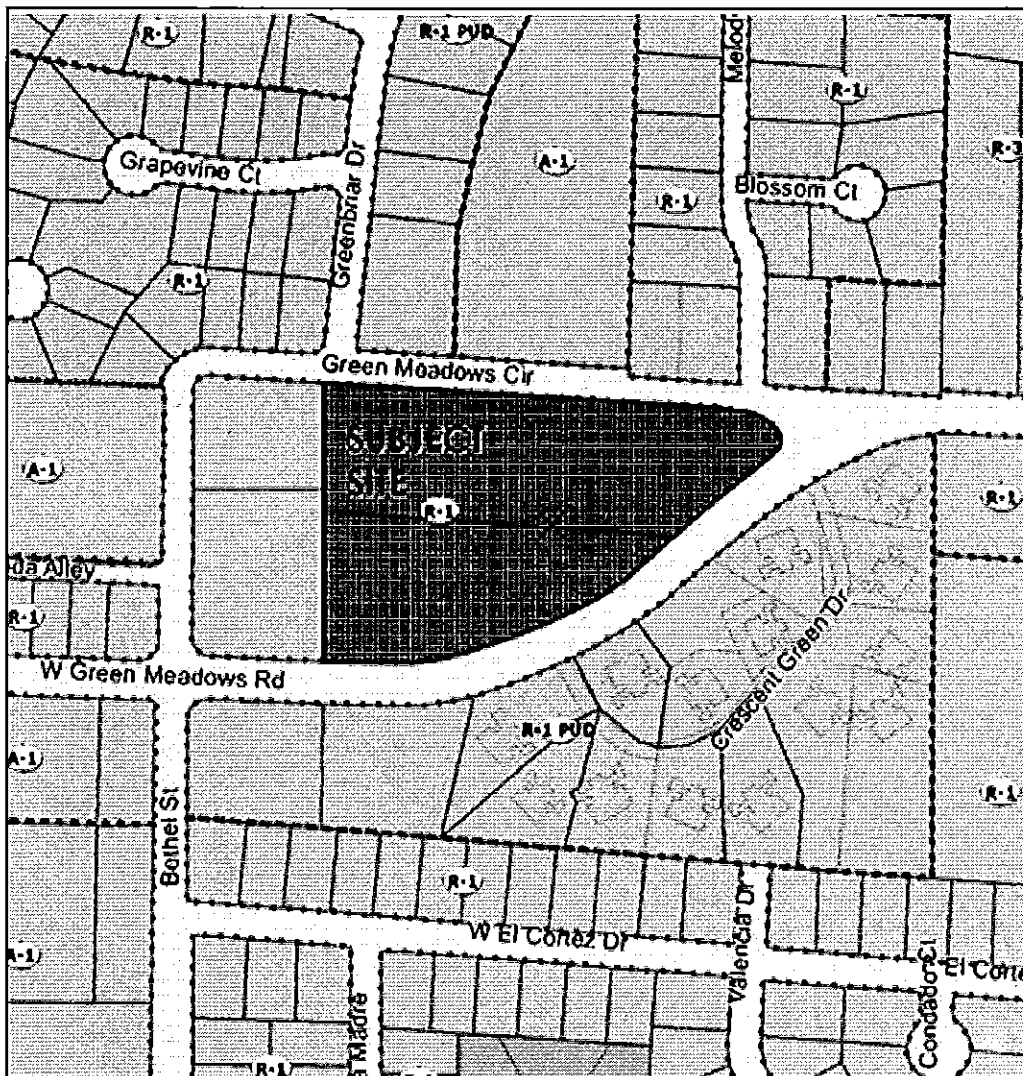
Fx: 573-815-1801

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Friday, March 02, 2012 4:45 PM
To: Puidk, Rachel
Subject: Ads for publishing Tue., March 6

Rachel-

Attached are ads to run next Tuesday, March 6. Please send proofs when available.
I hope you have a good weekend lined up; thanks.

-----|-----
Matthew Lepke, AICP
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City of Columbia, Mo.
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NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing before the Planning and Zoning Commission of the City of Columbia, Missouri, to be held in the City Council Chamber on the first floor of the City Building New Addition, 701 East Broadway, in said City on March 22, 2012, at 7:00 p.m. to give all citizens and interested parties an opportunity to be heard in relation to the following:

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business), development plan approval, and landscaping variance. The 1.45-acre property is located at 301 W. Green Meadows Drive. **(Case #12-28)**

Staff reports for Planning and Zoning Commission items can be found, four days prior to the public hearing date, on the Planning Department's web page:

www.gocolumbiamo.com/Planning/index.html

For additional information, call 874-7239.

PLANNING AND ZONING COMMISSION
Doug Wheeler, Chairman

Patrick Zenner - Fwd: RE: Ads for publishing Tue., March 6

From: Matthew Lepke
To: Zenner, Patrick
Date: 3/2/2012 5:00 PM
Subject: Fwd: RE: Ads for publishing Tue., March 6
Attachments: RE: Ads for publishing Tue., March 6

Rachel confirmed the ads' scheduling for next Tuesday. She will send proofs Monday.

-----|--
Matthew Lepke, AICP
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Columbia, MO 65205
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www.Columbialmagined.com

Matthew Lepke - RE: Ads for publishing Tue., March 6

From: "Puidk, Rachel" <rpuidk@columbiatribune.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/2/2012 4:58 PM
Subject: RE: Ads for publishing Tue., March 6

Hi Matthew,

I have received your ads and have them scheduled for Tuesday, March 6th. I'll send you the proofs as soon as they're ready.

Have a great weekend! I might try to indulge in some True/False festivities, but the crowd keeps me at bay... I guess we'll just have to wait and see!

Rachel Puidk

Sales Information Specialist

Display Advertising

Columbia Daily Tribune

Ph: 573-815-1810

Fx: 573-815-1801

From: Matthew Lepke [mailto: MJLEPKE@GoColumbiaMO.com]
Sent: Friday, March 02, 2012 4:45 PM
To: Puidk, Rachel
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From: Nancy Welty <nwelty@mchsi.com>
To: Matthew Lepke <MJLEPKE@GoColumbiaMO.com>
Date: 2/24/2012 2:32 PM
Subject: Re: Neighborhood contact

I am for our neighborhood Greenbriar-Trailridge but there were 3 or 4 other neighborhood at the meeting.
Thanks.

Sent from my Verizon Wireless smartphone

Matthew Lepke <MJLEPKE@GoColumbiaMO.com> wrote:

>Nancy-
>Are you your neighborhood's current neighborhood association representative? The implication was
conveyed last night by another resident at the Pinball Company's informational meeting that she was, and
I wanted to confirm with you directly.
>
>Thank you for your help,
>
>
>
>-----|--
>Matthew Lepke, AICP
>Planner
>City of Columbia, Mo.
>Community Development--Planning Division
>701 E. Broadway
>PO Box 6015
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>www.goColumbiaMo.com (<http://www.gocolumbiamo.com/>)
>www.ColumbiaImagined.com (<http://www.columbiaimagined.com/>)

Matthew Lepke - Re: Pinball Company dates, contact information, forwarded message

From: Timothy Teddy <tteddy@gocolumbiamo.com>
To: MJLEPKE@GoColumbiaMO.com
Date: 2/23/2012 1:06 PM
Subject: Re: Pinball Company dates, contact information, forwarded message

Matthew you should know that I spoke to Helen about the meeting during lunch here. I told her we will hold the IP as scheduled but I also offered to host a meeting for the NA if they would let us know when is the more convenient time. She may get a mixed signal out of this.

More to follow after I return to the office.

Tim

Sent from my iPad

On Feb 23, 2012, at 12:43 PM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

Tim and Helen-

Bill Cantin forwarded Traci the e-mail from the listserv (though she may also be on it) on Monday, Feb. 20, about the PIM meeting, so there's no excuse to say she wasn't apprised of things seven days in advance--she had eight. I am very disappointed that she chose to misrepresent the facts at last night's meeting.

Especially in light of the fact that she and many others just saw a presentation about the Pinball Co. project last night, I see no reason at all to move the PIM meeting next Tuesday. After all--there won't be much to say that night, since they've heard about it and been given handouts with architectural, site plan, and other information. If people weren't able to attend last night, we'll gladly fill them in as per normal, but it should stay on the original schedule.

Also, in speaking with Bill Cantin, he noted (as you'll see below in his e-mail correspondence) that Traci apparently isn't the official neighborhood contact with Neighborhood Services; Nancy Welty is. I've corresponded with Nancy about this project and I sent her the C-P plan submittal exhibits and information on Feb. 16, last Thursday. I also just sent Nancy an e-mail requesting confirmation as to whether she or someone else is the neighborhood's representative.

On the whole, plenty of work has been done on our end to notify folks in the area as to what's happening. I am confident that we are representing the City well in our work on this case.

Thank you for your oversight on this matter; I appreciate it.

-----|---

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>>> Bill Cantin 2/23/2012 11:39 AM >>>

>>> Bill Cantin 2/20/2012 4:06 PM >>>

Traci--heads up on your question about that rezoning proposal. Looks like there's a public meeting being held on it next Tuesday at 5:30 at City Hall. Out of curiosity: has the NA been receiving official notice of these meetings? I have Nancy Welty listed as the official contact for Greenbriar/Trail Ridge--if that's not accurate please let me know and I'll get it updated.

I've been doing some digging on the NID issue--there's no official policy in place for how the City is supposed to handle this sort of request, so the advice I've been given and am passing along to you is to contact our Legal Department if the neighborhood is wanting to make a formal NID request. I've also attached a copy of the NID petition that the County uses--this entire program is based on state statute so the process within City limits would be based on that. Do you still have that document I gave you summarizing the entire process? I can dig up another copy if you need me to.

--Bill

>>> Planning and Development <pz-l@news.gocolumbiamo.com> 2/20/2012 3:49 PM >>>

A public information meeting is scheduled for February 28, 2012, to discuss the following proposals:

A request by Regina Properties, LLC, for a rezoning from R-3 (medium density multiple-family dwelling) to C-P (planned business). The 0.28-acre property is located at 1104-1108 Locust St. (Case # 12-32)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby

Info: Matthew Lepke, 573-874-7239

A request by The Pinball Company for a rezoning from R-1 (one-family dwelling) to C-P (planned business). The 1.45-acre property is located at 301 W. Green Meadows Drive, adjacent to Rock Bridge Christian Church. (Case # 12-28)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke 573-874-7239

Matthew Lepke - Pinball Company dates, contact information, forwarded message

From: Matthew Lepke
To: Teddy, Timothy
Date: 2/23/2012 12:43 PM
Subject: Pinball Company dates, contact information, forwarded message
CC: City Of Columbia Ward5

Tim and Helen-

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Especially in light of the fact that she and many others just saw a presentation about the Pinball Co. project last night, I see no reason at all to move the PIM meeting next Tuesday. After all--there won't be much to say that night, since they've heard about it and been given handouts with architectural, site plan, and other information. If people weren't able to attend last night, we'll gladly fill them in as per normal, but it should stay on the original schedule.

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--Bill

>>> Planning and Development <pz-l@news.gocolumbiainmo.com> 2/20/2012 3:49 PM >>>

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Date: Tuesday, February 28

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Place: City Hall Lobby

Info: Matthew Lepke, 573-874-7239

A request by The Pinball Company for a rezoning from R-1 (one-family dwelling) to C-P (planned business). The 1.45-acre property is located at 301 W. Green Meadows Drive, adjacent to Rock Bridge Christian Church. (Case # 12-28)

Date: Tuesday, February 28

Time: 5:30 p.m.

Place: City Hall Lobby

Info: Matthew Lepke 573-874-7239

From: Bill Cantin
To: Matthew Lepke
Date: 2/23/2012 11:39 AM
Subject: Fwd: [planning-l] Public Information Meeting, Feb. 28
Attachments: Petition.pdf

>>> Bill Cantin 2/20/2012 4:06 PM >>>

Traci--heads up on your question about that rezoning proposal. Looks like there's a public meeting being held on it next Tuesday at 5:30 at City Hall. Out of curiosity: has the NA been receiving official notice of these meetings? I have Nancy Welty listed as the official contact for Greenbriar/Trail Ridge--if that's not accurate please let me know and I'll get it updated.

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Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke 573-874-7239

APPLICATION FOR PETITION TO FORM NEIGHBORHOOD IMPROVEMENT DISTRICT

DATE: _____

APPLICANT INFORMATION

Name: _____

Mailing Address _____

Daytime phone # _____

PROJECT INFORMATION

1. Project Name _____

2. Description of district boundaries _____

Submit cadastral map purchased from County Assessor with boundaries
clearly marked.

3. Brief description of the general nature of the project to be used in the petition.

4. Attach a detailed description of the project for use in developing cost estimate.

5. Proposed method of assessment

6. Total area of district in acres _____

Signature _____

Re: Pinball Co. neighborhood meeting

From: **Timothy Teddy** (ttteddy@GoColumbiaMO.com)

Sent: Thu 2/23/12 8:08 AM

To: [REDACTED]

Matthew,

Thanks for handling a tough meeting. I hope folks understand the meeting isn't a public hearing; it helps prepare people for the hearing. What meeting should be moved back a week?

Regarding the City IP meeting, the list serve notice should go out immediately after the application is received. We should also notify the NAs within 1,000 ft by an e mail to the board president or representative. If that is done a week postcard notice is reasonable.

Tim

Sent from my iPad

On Feb 22, 2012, at 9:09 PM, "Matthew Lepke [REDACTED]" <[REDACTED]> wrote:

Okay, I've decided it's easier to just write an e-mail from my place rather than text details.

I went to R.B. Christian Church tonight for the Pinball Company's neighborhood meeting. Things were tense. Tracy was on the offensive from the start; she said she'd just received the public info meeting postcard today, meaning she had six day's notice, and made it clear that was completely unacceptable to her--she even swore to further her point. I told her we weren't going to use that kind of language, and that we should just talk. (Hopefully this was in line with my customer service training from today...) She said that she was mad and used other words to illustrate that, and contended that there was no way she could contact her neighborhood in that kind of time and it wasn't fair. She and one of the neighbors quickly said that it should be business days, not calendar days, and inferred that seven days aren't enough advance notice.

We had no mail service Monday, and I think that's the day Denise finished the mailing on the postcards, so they may not have gone into circulation until Tuesday. You and I both know how Denise is doing the equivalent of three peoples' work, it seems, but I didn't mention that because it clearly wouldn't have mattered for the folks with whom I was trying to speak. She apparently got to Helen at some point in the meeting, because Helen had a concerned look on her face afterward when she came up to me and she said that can't happen so she's contacting you to have the meeting moved back a week. I didn't protest, though I think it's a bit of a stretch to have to move the meeting, especially since they just had a meeting that discussed virtually everything--and more--we will cover next Monday night. I do not believe that six days' notice is unfair or impractical, because from the sound of what they said seven days wouldn't have been acceptable to them, either, and Tracy didn't seem interested in listening when I said that seven days is the standard notification lead time.

Otherwise, the meeting was decent; Nic Parks did a good job of explaining things, Brooke, his wife, filled in some gaps for him, and Jay Gebhardt spoke a bit as well. One neighborhood fellow really grilled Nic, but spoke off-topic the whole time. I spoke with a woman who was at least understanding of the process, which was nice, and tried to give her more information on how to best approach things. I told the entire group the rough process for the upcoming meetings, and encouraged both those in favor and those opposed to organize themselves beforehand, and then pick three to five speakers to address the PZC and CC. Tracy quickly and bluntly said that they'd been through the process before and knew

what to do. It was a condescending comment, no doubt; I just don't understand her approach to things. I did hear from a couple of people who seem to think that some development on that corner would be good; one woman said she would rather see housing--even student apartments(!)--than the office building proposal. That really shocked me, especially when she explained that she lives about two and a half blocks northwest of the site.

Pastor Maureen was very cordial as we spoke afterward. She didn't object when someone in the audience said during the presentation that the church was running out of money, so it seems everyone is aware of that fact. Helen paid Nic a nice comment afterward, saying that he handled the meeting, the explanation of his project, and some of the dissenters well. She was right; he did. Helen reiterated to the Parks that they definitely have an uphill climb on this project. Jay concurred.

So, that's the meeting in brief; I hope this is illustrative before you are contacted by Tracy and Helen tomorrow. I like Helen; she's attentive, responsive, and I appreciated her being there--otherwise I'd have been the Lone Ranger from the City!

Thank you,
-Matthew

<mime.822>

Matthew Lepke - [planning-I] Public Information Meeting, Feb. 28

From: Planning and Development <pz-l@news.gocolumbiamo.com>
To: <pz-l@news.gocolumbiamo.com>
Date: 2/20/2012 3:50 PM
Subject: [planning-I] Public Information Meeting, Feb. 28
Attachments: Part.002

A public information meeting is scheduled for February 28, 2012, to discuss the following proposals:

A request by Regina Properties, LLC, for a rezoning from R-3 (medium density multiple-family dwelling) to C-P (planned business). The 0.28-acre property is located at 1104-1108 Locust St. (Case # 12-32)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke, 573-874-7239

A request by The Pinball Company for a rezoning from R-1 (one-family dwelling) to C-P (planned business). The 1.45-acre property is located at 301 W. Green Meadows Drive, adjacent to Rock Bridge Christian Church. (Case # 12-28)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke 573-874-7239

Matthew Lepke - Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

From: Matthew Lepke
To: Timothy Teddy
Date: 2/16/2012 3:56 PM
Subject: Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here.

Thanks for your feedback; I appreciate it. The smoother we can make this the better, though certainly the neighbors are already on alert for any zoning change.

-----|--
Matthew Lepke, AICP
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Community Development--Planning Division
701 E. Broadway
PO Box 6015
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>>> Timothy Teddy 2/16/2012 3:50 PM >>>

Director comment:

I see the request is for C-P Planned Business District with all O-1 uses, minus the multi-family residential, and adding only "internet sales."

If internet sales is the only retail use requested perhaps an O-P Planned Office District is better. This case could evolve in similar fashion to the funeral home case on Garth & Texas. Initial request there was for C-P with funeral home as the only use that required a commercial classification. The neighborhood objected on the basis of the C-P on the map becoming an entering wedge for additional commercial uses; we then amended the O-P to admit funeral homes and that's how that parcel is zoned. That scenario is likely to be replayed here especially with the strip-center design. I'm not convinced we have to "upzone" to C-P for internet sales alone. We'll be asked to amend the SOI before too long. O-P with allowance for internet retail sales is a possibility.

Tim

Matthew Lepke - Case No. 12-028 The Pinball Company CP Plan and rezoning request

From: Denise Clark
To: PD Plan/Major Amend to PD Plan
Date: 2/16/2012 2:52 PM
Subject: Case No. 12-028 The Pinball Company CP Plan and rezoning request
Attachments: PINBALL C-P PLAN_021312.pdf; THE PINBALL COMPANY C-P REZONING DESCRIPTION.docx; P0009003.doc; 20120216143914872.pdf

Attached is a Comment Sheet and Application with attachments submitted. Please use the Case Number 12-028 when submitting your comments and correspondence.

Please retain this e-mail for future reference and review, as you will not receive a paper copy of the complete application. If applicable over-sized plan sheets will be distributed to City departments by inter-office mail for review, within 24 hours. External agencies should contact the applicant to request copies of any over-sized or other paper documents needed for review.

NOTE: PUBLIC WORKS STAFF, please send any comments (including "No comment") you may have regarding this case to David Bauer who will compile all the Public Works Department comments and send them on to the Planning and Development Staff Planner assigned to this case.

Please contact Matthew Lepke, at 874-7437, if you have questions regarding this application.



(573) 874-7239

CITY OF COLUMBIA, MISSOURI

P.O. BOX 6015 COLUMBIA, MO 65205

Comments Sheets Circulated to:

Public Works
Water & Light
Parks & Recreation
Fire Chief
Police Chief
Public Safety Joint Communications
CenturyLink
Ameren Missouri
MoDOT
Boone Electric
Central Electric

Boone County Regional Sewer District
Boone County Fire Protection District
Columbia Public Schools
Public Water District #1
Public Water District #4
Public Water District #9
Mediacom
Mid America Wireless
Boone County Resource Management (Planning)
Boone County Public Works

Circulation Date: Thursday, February 16, 2012

Return Date: 10 days from circulation date

Project Number: 12-028

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business) Development Plan, to be known as "The Pinball Company CP Plan". The 1.45 acre property is located at 301 West Green Meadows Drive.

The above request has been submitted to the Department of Planning and Development. We would appreciate receiving your comments and/or recommendations by the above date.

COMMENTS

Form must be completed & signed prior to returning

Date & initial appropriate line

_____ Recommend approval as submitted.

_____ Recommend approval subject to the above changes.

_____ Recommend disapproval for the above listed reason(s).

_____ All comments have been adequately addressed and this department does not object to the plat going forward.

Reviewed by _____

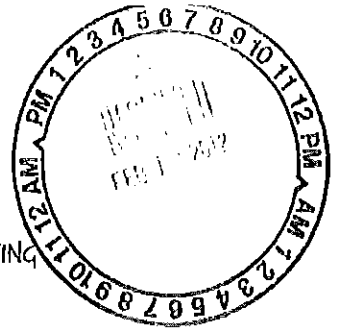
Approved by _____
Department Director

MATTHEW LEPKE



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING



February 13, 2012

Tim Teddy
Community Development Department
City of Columbia
701 E. Broadway

RE: The Pinball Company C-P Plan located at Green Meadows Road and Green Meadows Circle

Dear Mr. Teddy:

Please find attached a development review application to formally request a Variance of Section 29-17 District C-P 29-17 (d) (6) Screening and landscaping, Rezoning from District R-1, one-family dwelling district to District C-P, Planned Business District and a C-P Plan to accompany the requested zoning change. The variance from the Screening and Landscaping requirement is being requested because the applicant feels that a privacy fence would look out of place. The adjacent property is zoned R-1, but the use is Rock Bridge Christian Church.

We are proposing to rezone the area shown on the C-P Plan to allow for All O-1 uses except R-3 uses and including Internet Retail Sales uses. We believe the Church's use is similar and compatible with the office uses we are proposing. We are asking for the variance because we believe the development would be more attractive without the fence. If you disagree with this we are open to suggestions. A replat of Rock Bridge Christian Church Plat 1 has been submitted previously to allow for the subdivision of the lot and to clearly define the area to be rezoned.

Please do not hesitate to contact me if you have any questions.

Sincerely,

BRENT A. BROWN

3401 BROADWAY BUSINESS
PARK CT., SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(673) 874-7239 planning@gocolumbiamo.com

Variance Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met¹. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

WE BELIEVE THE PROPERTIES WILL SHARE COMPATIBLE USES
AND A 5-FOOT FENCE WILL NOT BE ATTRACTIVE.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

THIS STATEMENT IS TRUE FOR THIS PROPERTY

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

WE BELIEVE THE FENCE WILL HAVE A NEGATIVE IMPACT ON THE
PROPERTY AND THE SURROUNDING NEIGHBORHOOD

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

THIS IS TRUE FOR THIS PROPERTY

¹ Per Section 25-20: Variances and exceptions



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
1228		

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

12.5 FEET

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

2 FEET

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

2 SIGNS ARE ALLOWED, HOWEVER WE ARE SHOWING ONE SIGN ONLY

ADJACENT TO GREEN MEADOWS. 48 SQ. FT. MAX AREA AND 10' MAX. HEIGHT

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

47.22 LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED.

5. The maximum height and number of light poles and type of fixtures.

28 FEET MAXIMUM HEIGHT, SHALL BE SEMI-CUT OFF SHOEBOX

FIXTURES WITH FOUR POLES SHOWN ON C-P PLAN.



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
ALL C-1 USES, EXCEPT R-3 USES
INTERNET RETAIL SALES USES
2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
16,000 SQ. FT.
3. The maximum building height proposed.
35 FEET
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
47.22% LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED

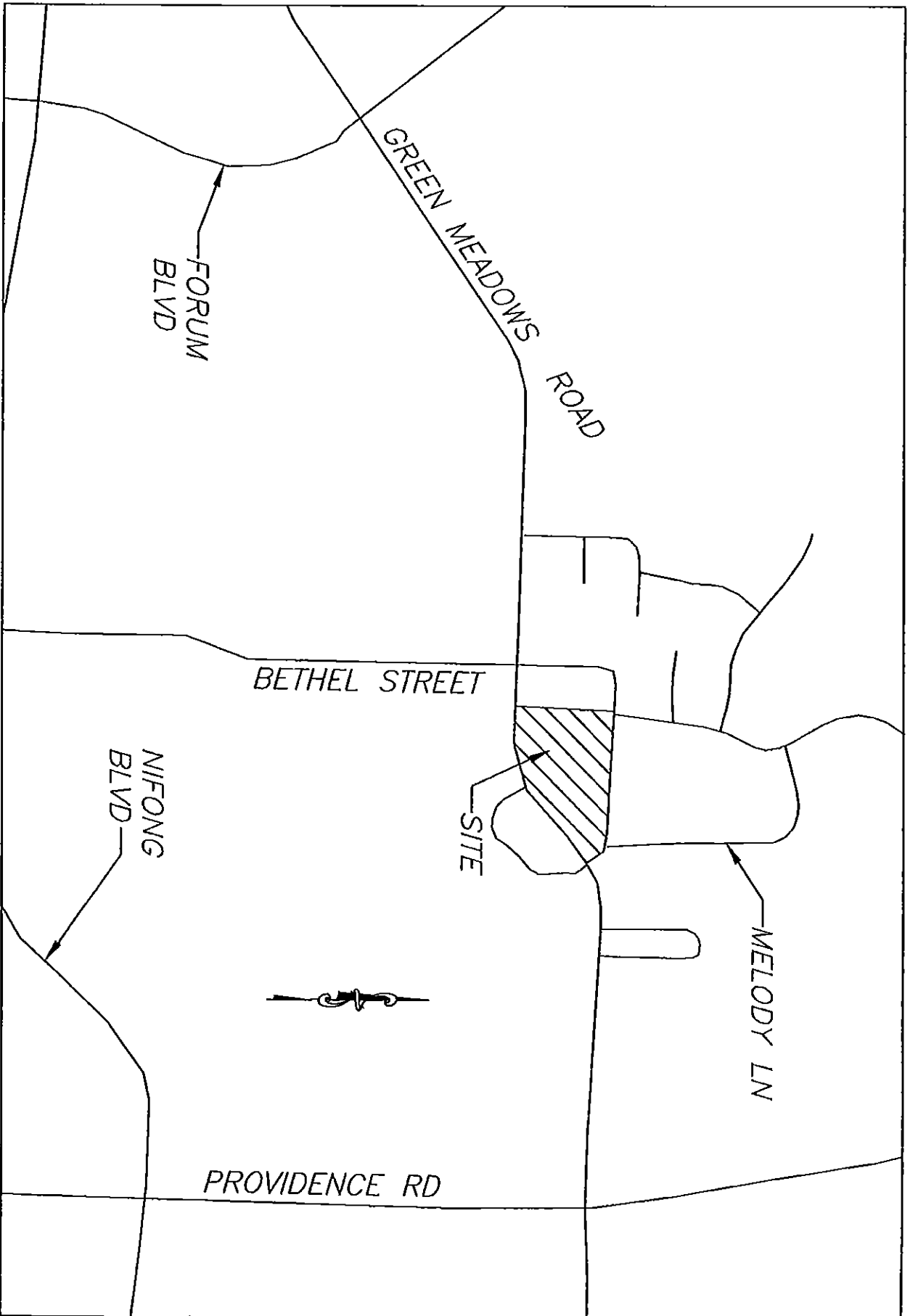
The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.

Phen A. Brown
Signature of Applicant or Agent

02/13/2012
Date



LOCATION MAP

NOT TO SCALE

FEBRUARY 13, 2012

C-P REZONING

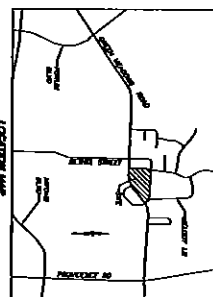
**"LOT 201, ROCK BRIDGE
CHRISTIAN CHURCH PLAT 2"**

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST QUARTER OF SAID LOT 1, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GREEN MEADOWS, N87°37'40"E, 93.19 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE LEFT, 310.18 FEET, SAID CURVE HAVING A CHORD N71°10'05"E, 305.93 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N0°56'10"W, 344.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GREEN MEADOWS CIRCLE; THENCE WITH THE RIGHT-OF-WAY OF GREEN MEADOWS CIRCLE, N89°04'50"E, 216.02 FEET; THENCE N89°32'00"E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.69 FEET, SAID CURVE HAVING A CHORD S69°57'30"E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET, SAID CURVE HAVING A CHORD S01°16'05"W, 46.45 FEET TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE WITH SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT, 75.59, SAID CURVE HAVING A CHORD, S48°24'30"W, 75.54 FEET; THENCE WITH SAID RIGHT-OF-WAY, S44°55'40"W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, 92.19 FEET, SAID CURVE HAVING A CHORD S49°49'15"W, 92.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

NOTE: THIS REZONING IS EXISTING R-1 TO C-P ZONING. THIS DESCRIPTION IS BASED OFF OF THE ROCK BRIDGE CHRISTIAN CHURCH PLAT 2.

3401 BUSHY CREEK PARK, SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677



1. SPECIES/SEX/AGE
4-10/20/10-15/10
2. SEX
3. AGE
4. SEX
5. AGE
6. SEX
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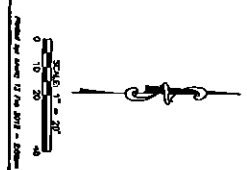
PLACED BY LAW ENFORCEMENT
 THIS TRUCK IS NOT LOCATED WITHIN THE RED-TRUCK ZONE
 PLACED AS SHOWN BY THE CITY OF CHICAGO PLACED FOR
 11/1/11

APPROVED BY THE CITY OF CHICAGO CITY CLERK, IN
PRESENCE OF _____
BY _____

BONITA JAMES CITY CLERK

WALTER J. BROWN, JR.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<p> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 </p>																																																																																																			

[illegible]

From: Nancy Welty <nwelty@mchsi.com>
To: Matthew Lepke <MJLEPKE@GoColumbiaMO.com>
Date: 2/16/2012 12:51 PM
Subject: Re: Rock Bridge Christian Church/Pinball Company C-P Plan

Thanks Matthew.

Nancy

Sent from my Verizon Wireless smartphone

Matthew Lepke <MJLEPKE@GoColumbiaMO.com> wrote:

>Attached are items related to the Pinball Company's application for C-P rezoning for the proposed church outlot. I hope this information is helpful in understanding the request. For the list of O-1 uses, please visit the following site:

>http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/12.html

>

>This is an unrelated request to the plat to divide the church's property in half, in the sense that the rezoning does not affect the plat in any way procedurally. Plat matters are judged solely as to whether the plat meets the subdivision code; the rezoning is an extraneous matter to the plat approval. The zoning matter is discussed solely before the Planning and Zoning Commission at the public hearing (March 22) for the rezoning request, then goes to Council.

>

>Thank you for coordinating your neighborhood's inquiry,

>

>

>

>-----|---

>Matthew Lepke, AICP

>Planner

>City of Columbia, Mo.

>Community Development--Planning Division

>701 E. Broadway

>PO Box 6015

>Columbia, MO 65205

>573.874.7239 office

>573.874.7437 direct

>www.goColumbiaMo.com (<http://www.gocolumbiamo.com/>)

Matthew Lepke - Rock Bridge Christian Church/Pinball Company C-P Plan

From: Matthew Lepke
To: nwelty@mchsi.com
Date: 2/16/2012 11:35 AM
Subject: Rock Bridge Christian Church/Pinball Company C-P Plan
Attachments: PINBALL C-P PLAN_021312_1.pdf; 20120216111425540_1.pdf

Attached are items related to the Pinball Company's application for C-P rezoning for the proposed church outlot. I hope this information is helpful in understanding the request. For the list of O-1 uses, please visit the following site:

[http://www.qocolumbiamo.com/Council/Columbia Code of Ordinances/Chapter 29/12.html](http://www.qocolumbiamo.com/Council/Columbia%20Code%20of%20Ordinances/Chapter%2029/12.html)

This is an unrelated request to the plat to divide the church's property in half, in the sense that the rezoning does not affect the plat in any way procedurally. Plat matters are judged solely as to whether the plat meets the subdivision code; the rezoning is an extraneous matter to the plat approval. The zoning matter is discussed solely before the Planning and Zoning Commission at the public hearing (March 22) for the rezoning request, then goes to Council.

Thank you for coordinating your neighborhood's inquiry,

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